

BEAVERTON URBAN RENEWAL FEASIBILITY STUDY

Attachment I Existing Conditions Beaverton Urban Renewal Feasibility Study

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Executive Summary Existing Conditions:

1. Land Use (Summarized in Real Estate Market Analysis):

Total acreage within the proposed Beaverton Urban Renewal District is 1,181 acres in parcels and 1,493.23 acres, including right of way. As shown in Table A-1 in the Real Estate Market Analysis, and illustrated in Figure A-1 of that attachment, the largest single type of land use is improved commercial property, with almost one-third of the total land, or 388 acres. Including commercial development within industrial zones, total commercial land uses total 435 acres. Next in prominence is improved residential, with 226 acres, or about 19% of the total study area. This land use does not include multi-family development, which adds another 132 acres, or 11%, to the total area. Rounding out the major uses is developed industrial, with 118 acres, or about 10% of the proposed urban renewal district.

2. Comprehensive Plan Designations:

Regional Center is the largest comprehensive plan designation (26%), with Corridor (22%), Neighborhood Standard Density (13%) and Industrial (12%) as the next most prevalent. The remaining designations are each less than 10% of the total Area. The Regional Center and Corridor designations call for more intense development than currently occurs in the Area.

3. Zoning Districts:

The zoning districts of the Area are equally spread throughout the various zoning districts. Industrial Park (11%), Regional Center Transit Oriented (11%), Urban Medium Density (10%) and Regional Center East (9%) have the highest acreages within the Area. Again, however, the intensity of uses in the zones is far below those specified in the Development Code.

4. Infrastructure:

There are numerous street, water, sewer and storm drain improvements specified in the City of Beaverton planning documents. The street improvements are most prevalent. A full listing of all infrastructure improvements in the existing city documents is found in Exhibit 1. However, in those priority listings, the consultant team identifies certain street improvements which should be a higher priority than others, in order to encourage development in the Area. These are specifically found in the following subareas:

Subarea 1: The consultant team recommends putting a higher priority on the extensions of Rose Biggi, Crescent, Dawson Way/Westgate and 120th Ave. These street extensions will increase connectivity to the Round, which is needed to facilitate redevelopment and growth of the subarea.

Subarea 2: Adding turn lanes and improving traffic signals at intersections will improve traffic flow. Extending Rose Biggi to Broadway will improve connectivity in that subarea, but there are many feasibility problems with that improvement. Adding Capacity to TV Highway/Canyon would improve traffic flow, but again, there are many feasibility issues.

Subareas 4,5: Widening Allen will improve traffic flow in the subarea.

Subareas 6,7: Adding overpasses to Murray would greatly relieve traffic but is currently not a feasible improvement.

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In the remaining subareas, adding turn lanes and improving traffic signals at intersections will improve traffic flow. The construction of new street connections will improve connectivity and will facilitate redevelopment.

- 5. Social Conditions:** There are residential uses in all of the subareas. Displacement may take place if the mobile home parks are redeveloped.
- 6. Economic Conditions:** The percentage of acreage and assessed values is shown in the chart below.

	Acres	Assessed Value
Study Area	1493.23*	877,927,577
City of Beaverton	11,914.5	7,168,978,045
Percentage	12.5%	12.25%

* Includes right of way

Improvement to Land ratio: The improvement-to-land value ratios of all subareas are much lower than is desired, given the zoning and comprehensive plan designations. The properties within the Area are underdeveloped. More intense uses will improve these ratios and add to the tax base of the city of Beaverton. Assistance may be required to facilitate development of the desired densities. This is especially true with the development of structured parking, which will be required if new development is to the levels desired in the Development Code.

- 7. Platting:** The majority of the parcels (91%) are less than one acre in size. Forty-four percent of the parcels are less than 10,000 sf. The size of the parcels makes larger scale developments difficult. Assembly of properties may be required.
- 8. Ownership of Opportunity Parcels:** The ownerships of the opportunity parcels are quite fractured. There are 216 opportunity parcels and 153 separate ownerships. If the ownership is in an individual name, corporate name or a trust, it was deemed separate ownerships. The fractured ownership patterns also make larger scale developments difficult. Assembly of properties may be required.

I. EXISTING PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS OF SUBAREA 1

A. Physical Conditions

1. Land Use

Subarea 1 contains 224 parcels and 137.25 acres in parcels, 166.41 acres including right of way. The subarea, seen in Figure 1, is north of Canyon Road, generally south of Center Street, west of 117th Avenue and east of a jogging line from Cedar Hills Boulevard, Hocken Avenue and Lloyd Avenue.

An analysis of 2009/2010 property classification data from the Washington County Assessment and taxation database was used to determine land use of parcels in the subarea. This data does not break out rental versus homeownership information. (This data is in the Market Analysis, Exhibit II) Sixty-five percent of the subarea is classified as commercial uses, with manufactured home uses accounting for 16% of the subarea. Fourteen percent of the subarea is exempt from property taxation.

Table 1.1: Existing Land Use of Subarea 1.

Assessor's Use	Parcels	Acres	% Acres
Commercial	125	89.74	65.39%
Manufactured Home	9	21.96	16.00%
Misc.*	4	5.5	4.01%
Residential	66	0.92	0.67%
Exempt**	20	19.13	13.94%
<i>Total</i>	<i>224</i>	<i>137.25</i>	<i>100.00%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

*The assessor has categories which are classified as "miscellaneous."

**The assessor classifies some properties as exempt from taxation.

2. Comprehensive Plan

Table 1.2 depicts the comprehensive plan designations in the subarea. The comprehensive plan designations and the zoning districts are aligned, as shown in Chart 1.

The existing land uses reflect the zoning and comprehensive plan designations, as there is a mix of commercial and multi-family uses. However, other than the development in The Round, the development is not in the mix of uses as described in the comprehensive plan, where there are ground floor retail and service uses, with office and residential above. The pedestrian-oriented commercial center desired by the RC-TO district is not reflected in the existing uses.

Table 1.2: Comprehensive Plan Designations of Subarea 1.

Comprehensive Plan Designation	Parcels	Acres	% Acres
Regional Center	224	137.25	100.00%
<i>Total</i>	<i>224</i>	<i>137.25</i>	<i>100.00%</i>

Source: City of Beaverton GIS

3. Zoning

As illustrated in Table 1.3, the vast majority of the subarea is zoned “Regional Center-Transit Oriented.” The intent for the Regional Center-Transit Oriented (RC-TO) District, which is served by light rail and commuter rail, is to promote a transit-supportive multiple-use land use pattern and over time to create a pedestrian-oriented commercial center within approximately 1/4 mile of the light rail stations, while supporting existing and future businesses in moving toward and achieving the vision of a Regional Center. See Figure 3.

Table 1.3: Zoning Districts of Subarea 1.

Zone	Parcels	Acres	% Acres
Regional Center-Transit Oriented	224	137.25	100.00%
<i>Total</i>	224	137.25	100.00%

Source: City of Beaverton GIS

Chart 1: Comprehensive Plan and Zoning Matrix.

Comp Plan Designation	Zoning District
Regional Center	RC-E, RC-OT, RC-TO
Station Community	SC-HDR, SC-MU, SA-MDR, SA-MU
Town Center	TC-HDR,TC-MU,TC-MDR
Main Street	Office Commercial, Neighborhood Service, Convenience Service Center, R-1, R-2
Corridor	General Commercial, Convenience Service Center, Office Commercial, Community Service, Neighborhood service, Corridor-Multiple Use, R-1,R-2,R-3.5,R-4
Employment Areas	Campus Industrial
Industrial	Industrial Park, Light Industrial, Campus Industrial
Neighborhood Residential	
Low Density	R-10
Standard Density	R-7,R-5
Medium Density	R-4,R-3.5,R-2
High Density	R-1
Any plan designation cited above	Institutional

B. Infrastructure

1. Streets

The Beaverton Transportation System Plan (TSP) breaks the city transportation system down into fundamental categories and discusses these categories with respect to vehicles, bicycles and pedestrians. Most of the improvements identified in this subarea are the addition of bike lanes or sidewalks to existing roads in order to improve bike and pedestrian access. There are also a few areas where traffic signals could be updated or interconnected to improve traffic flow through intersections. The consultant team recommends putting a higher priority on the extensions of Rose Biggi, Crescent, Dawson Way/Westgate and 120th Ave. These street extensions will increase connectivity to the Round, which is needed to facilitate redevelopment and growth of the subarea. The need for additional streets and the inadequacy of the existing streets in the subarea is an indicator of blight in accordance with ORS 457.

2. Water

There are no water improvements identified for this subarea.

3. Sewer

There are no sanitary sewer improvements identified for this subarea.

4. Storm Drain and Goal 5 Inventory and 100 Year Flood Plain

There are no storm drain improvements identified for this subarea. There are some areas included in the Goal 5 Inventory which will need to be considered. There are also many sites located within the 100 year flood plain. Returning some land to floodplain is important to reduce overall downtown flooding. The impact of potential for flooding on the development of sites within the subarea is a condition of blight in accordance with ORS 457.

C. Social Conditions

Seventy five of the 224 parcels (33%) have residential occupancies. This equates to 17% of the acreage in the subarea. Nine of these parcels are multi-family (22 acres). Sixty-six of the parcels are single family. This subarea includes the Mobile Home Park at Center and 117th. It also includes the sixty five condominium units in The Lofts at The Round. This data does not break out rental versus homeownership information. This data is in the Real Estate Market Analysis, Exhibit II.

D. Economic Conditions

1. Taxable Value of Property within the Subarea

The estimated 2009/2010 total assessed value of the real property in the subarea is \$137,053,820. Total estimated assessed value is \$152,282,022.

2. Building to Land Value Ratio

An analysis of property values can be used to evaluate the economic condition of real estate investments in a given area. The relationship of a property's improvement value (the value of buildings and other improvements to the property) to its land value is generally an accurate indicator of the condition of real estate investments. This relationship is referred to as the "**Improvement to Land Ratio**" or "**I:L**." The values used are real market values. In urban renewal areas, the I:L may be used to measure the intensity of development or the extent to which an area has achieved its short- and long-term development objectives. This assessment is made considering the development capacity of the zones within an area. This indicator is not an indicator of a "healthy business," which might use an income basis to determine worth. It is an indicator of whether property is developed to the level allowed in the zoning code. If properties are more fully developed, they will, in turn, contribute more to property taxes. These higher taxes are beneficial to both government and to citizens within the taxing jurisdictions.

A healthy condition of real estate investment in the Subarea 1, considering the zoning designation for mixed-use and the comprehensive plan designation as a regional center would be 8-9:1 or more (8:1 for high density apartments, 9:1 for office). Only one percent of the properties have this level of improvement. The underdevelopment of the parcels within the subarea is an indicator of blight in accordance with ORS 457.

Table 1.4a below shows examples of four properties within the subarea and their Improvement to Land Ratios. While these properties may be considered by some to be healthy financial investments given the development capacity in the zoning code with the underlying comprehensive plan designations, all except The Round are underdeveloped.

Table 1.4a: I:L within Subarea 1.

Healthy Condition for subarea	Use	Address	I:L
no	Canyon Pl. Shopping Ctr	3805 SW 117	3.42
yes	Round Office bldg	12725 SW Millikan	31.3
no	Older Office building	12655 SW Center	3.44
no	Apartment	12350 SW Center	4.15

Table 1.4b below "I:L Ratio of Parcels in the Area," shows the improvement to land ratios for taxable properties within the Area. As the table shows, 4% of the subarea is exempt from taxation. Another 23% is undeveloped property. Fifty-eight percent has less than 2:1 improvement value (including land with no improvements): the I:L ratios for improved properties in the urban renewal study area are very low.

Table 1.4b: Improvement to Land Value Ratio of Subarea 1.

I:L Total	Parcels	Acres	% Acres
No Improvements	41	31.31	22.81%
No Land	71	0.56	0.41%
.01 - .99	52	34.76	25.33%
1.00 - 1.99	24	12.74	9.28%
2.00 - 2.99	15	18.86	13.74%
3.00 - 3.99	6	24.03	17.51%
4.00 - 4.99	4	7.59	5.53%
>5.00	2	1.33	0.97%
Not Assessed	9	6.06	4.42%
<i>Total</i>	<i>224</i>	<i>137.24</i>	<i>100.00%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

An analysis of the improvement to land value correlated by zoning district has no impact in this subarea, as all of the subarea is zoned the same: Regional Center-Transit Oriented.

E. Platting

The platting of the subarea is shown in Tables 1.5 and 1.6 below. Table 1.5 shows parcels which are less than one acre. Table 1.6 shows parcels which are one acre and larger. The majority of the subarea (84%) is in parcels of less than one acre, with most of those in lots which are 10,000 square feet or less. The fact that the parcels in the subarea are small makes it difficult to develop larger development projects. The irregular form of the lots is an indicator of blight in accordance with ORS 457.

Table 1.5: Platting < 1 acre.

Square Feet	Parcels	% Parcels
0	29	13%
1-5,000	70	31%
5,001-10,000	25	11%
10,001-15,000	13	6%
15,501-20,000	18	8%
20,001-25,000	12	5%
25,001-30,000	13	6%
30,001-35,000	4	2%
35,001-40,000	1	0%
40,001- 1 ac	4	2%
<i>Sub total</i>	<i>189</i>	<i>84%</i>

Table 1.6: Platting > 1 acre.

Acres	Parcels	% Parcels
1.00-1.50	6	3%
1.51-2.00	9	4%
2.01-2.50	7	3%
2.51-3.00	2	1%
3.01-3.50	3	1%
3.51-4.00	4	2%
4.01-4.50	1	0%
4.51-5.00	1	0%
>5.00	2	1%
<i>Sub total</i>	<i>35</i>	<i>16%</i>
<i>Total all parcels</i>	<i>224</i>	<i>100%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

F. Ownership Patterns

Ownership patterns of opportunity parcels are shown in Table 1.7. If the ownership is in an individual name, corporate name or a trust, it was deemed separate ownerships. The ownerships are quite fractured within the subareas as shown in the sub total columns below. There are 99 opportunity parcels with 63 separate ownerships. The fact that there are multiple owners within the subarea makes it more complicated and difficult to develop larger development projects.

Table 1.7: Ownership Patterns of Subarea 1.

Area	Ownership	Parcels	Acres
1A	1	2	3.37
1B	12	18	6.99
1C	1	4	0.56
1D	5	5	0.02
1E	5	5	0.03
1F	5	8	0.08
1G	12	15	0.11
1H	12	20	0.14
1I	2	4	0.03
1J	1	2	0.02
1K	1	2	0.02
1L	3	6	3.08
1M	3	8	2.31
<i>Sub total 1</i>	<i>63</i>	<i>99</i>	<i>16.76</i>

Source: City of Beaverton GIS using Washington County Assessor's data

G. Parks

The parks within Beaverton are primarily owned and operated by the Tualatin Hills Parks and Recreation District, except as specifically noted. The following parks are in Subarea 1:

- The Round Plaza is owned by the City of Beaverton.
- City of Beaverton and Tualatin Hills Park and Recreation District facilities along the creek.
- Identified location for the Beaverton Creek Trail.

II. EXISTING PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS OF SUBAREA 2

A. Physical Conditions

1. Land Use

Subarea 2 contains 307 parcels and 83.80 acres in parcels, 126.12 acres including right of way. The subarea, seen in Figure 1, is south of Canyon Road, north of 5th Street, west of the commuter rail right of way and east of a jogging line from Stott Avenue to Main Avenue.

An analysis of 2009/2010 property classification data from the Washington County Assessment and taxation database was used to determine land use of parcels in the subarea. Fifty-two percent of the subarea is classified as commercial uses, with exempt uses accounting for 21% of the subarea. Exempt uses are those uses which do not pay taxes: city owned property, non-profits, churches, etc. Twenty-two percent of the subarea is residential uses. (17% single family and 5% multi-family)

Table 2.1: Existing Land Use of Subarea 2.

Assessor's Use	Parcels	Acres	% Acres
Commercial	161	43.35	51.72%
Residential	110	14.62	17.45%
Miscellaneous*	4	4.01	4.79%
Exempt	29	17.92	21.39%
Multi-Family	3	3.9	4.65%
<i>Total</i>	<i>307</i>	<i>83.80</i>	<i>100.00%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

* The assessor has categories which are classified as "miscellaneous."

** The assessor classifies some properties as exempt from taxation.

2. Comprehensive Plan

Table 2.2 depicts the comprehensive plan designations in the subarea. The comprehensive plan designations and the zoning districts are aligned as shown in Chart 1.

The existing land uses reflect the zoning and comprehensive plan designations, as there is a mix of commercial and multi-family uses.

Table 2.2: Comprehensive Plan Designations of Subarea 2.

Comprehensive Plan	Parcels	Acres	% Acres
Regional Center	307	83.80	100.00%
<i>Total</i>	<i>307</i>	<i>83.80</i>	<i>100.00%</i>

Source: City of Beaverton GIS

3. Zoning

As illustrated in Table 2.3, the vast majority of the subarea (95%) is zoned Regional Center Old Town. See Figure 3.

Table 2.3: Zoning Districts of Subarea 2.

Zone	Parcels	Acres	% Acres
Regional Center Old Town	304	79.42	94.77%
Unknown*	1	4.12	4.92%
Residential Low Density	1	0.23	0.27%
Right of Way	1	0.03	0.04%
<i>Total</i>	<i>307</i>	<i>83.80</i>	<i>100.00%</i>

Source: City of Beaverton GIS

*Property owned by Tri Met, not given a zone by assessor.

B. Infrastructure

1. Streets

Many of the improvements in this subarea are the addition of bike lanes or sidewalks to existing roads in order to improve bike and pedestrian access. Adding turn lanes and improving traffic signals at intersections will improve traffic flow. Extending Rose Biggi to Broadway will improve connectivity in that subarea, but there are many feasibility problems with that improvement. Adding capacity to TV Highway/Canyon would improve traffic flow, but again, there are many feasibility issues. The need for additional streets in the subarea is an indicator of blight in accordance with ORS 457.

2. Water

The City of Beaverton is the water provider for Subarea 2, and we have based our review on the January 2009 Water System Master plan prepared by Murray Smith & Associates and the City of Beaverton Capital Improvement Plan for Fiscal Year 2009/2010 through 2010/2011. Based on this study, the following water lines are undersized and old and are targeted to be replaced: (see Figure 5 for the locations of these improvements.) The need for improvements to the water system in the subarea is an indicator of blight in accordance with ORS 457.

ID	Project Number & Location	Other Sub areas	Water Improvement	Project Cost
1	4010-Franklin Ave (2 nd St to 9 th St) and 8 th St (Tucker St to Franklin Ave)	5	Construct 2,400 ft of 8-in waterline and associated valves	\$800,000

3. Sewer

The City of Beaverton is the sewer provider for Subarea 2 and we have based our review on the City of Beaverton Capital Improvement Plan for Fiscal Year 2009/2010 through 2010/2011. Based on this study, the following sewer lines are undersized or old and are targeted to be replaced: (see Figure 6 for the locations of these improvements.) The need for improvements to the sewer system in the subarea is an indicator of blight in accordance with ORS 457.

ID	Project Number & Location	Other Sub areas	Sewer Improvement	Project Cost
1	4010- Franklin Ave (2 nd St to 9 th St) and 8 th St (Tucker St to Franklin Ave)	5	Rehabilitate approximately 2,300 ft 8-in pip and 30 laterals	\$800,000
4	6067-SSMH A-015 to SSMH A-061 to SSMH T-050	3,4	Replace and rehabilitate 2,600 ft 12 and 18-in main line	\$600,000
6	6072-Main Ave (7 th St to Farmington Rd)	5,6	Replace and rehabilitate 100 sewer services totaling 6,000 ft and 3,700 ft of 8-in concrete main lines	\$850,000

4. Storm Drain, Goal 5 Inventory and 100 Year Flood Plain

There are no storm drain improvements identified for this subarea. There are no areas included in the Goal 5 Inventory in this subarea. There are sites located within the 100 year flood plain. Local connections to the flood plain could result in fewer flooded properties in the future. The impact of potential for flooding on the development of sites within the subarea is a condition of blight in accordance with ORS 457.

B. **Social Conditions**

One hundred and thirteen of the three hundred and seven parcels (37%) have residential occupancies. This equates to 22% of the acreage of the subarea. Three parcels (4 acres) are multi-family and 110 parcels are single family residential.

C. **Economic Conditions**

1. Taxable Value of Property within the Subarea

The estimated 2009/2010 total assessed value of the real property in the subarea is \$65,088,860. The total assessed value is estimated to be \$70,748,761.

2. Building to Land Value Ratio

A description of I:L is found in Section I of Existing Conditions. A healthy condition of real estate investment, not including single family residential properties in the Subarea 2 would vary according to zoning and the use. Townhouses and retail would be 3.5:1. If structured parking was required or desired, the I:L would be higher. Only eleven percent

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of the parcels in the subarea have an improvement to land ratio in excess of 3.0:1. The underdevelopment of the parcels within the subarea is an indicator of blight in accordance with ORS 457. Table 2.4a shows some examples of properties within the subarea.

Table 2.4a: I:L within Subarea 2.

Healthy Condition for subarea	Use	Address	I:L
no	old apartment	11871 SW 3rd	1.21
no	small commercial building	12275 SW 2nd	2.4

Table 2.4b below shows the improvement to land ratios for taxable properties within the subarea, including single-family residential properties.

Table 2.4b: Improvement to Land Value Ratio of Subarea 2.

I:L Total	Parcels	Acres	% Acres
No Improvements	33	13.66	16.31%
No Land	19	0.21	0.25%
.01 - .99	101	22.23	26.53%
1.00 - 1.99	57	17.22	20.55%
2.00 - 2.99	40	9.17	10.94%
3.00 - 3.99	22	7.19	8.58%
4.00 - 4.99	8	1.62	1.93%
>5.00	3	0.37	0.44%
Not Assessed	24	12.13	14.47%
<i>Total</i>	307	83.80	100%

Source: City of Beaverton GIS using Washington County Assessor's data

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An analysis of the improvement to land value correlated by zoning district has no significant impact in this area, as 95% of the subarea is zoned one district, a Regional Center Old Town district. Less than 12% of the properties in the subarea have an improvement value of above 3:1.

Table 2.4c: Improvement to Land Value Ratio of Subarea 2: RC-OT.

I:L RC-OT	Parcels	Acres	% Acres
No Improvements	32	13.44	16.92%
No Land	19	0.21	0.26%
.01 - .99	100	22.21	27.96%
1.00 - 1.99	57	17.22	21.68%
2.00 - 2.99	40	9.17	11.54%
3.00 - 3.99	22	7.19	9.05%
4.00 - 4.99	8	1.62	2.04%
>5.00	3	0.37	0.47%
Not Assessed	23	8.01	10.08%
<i>Total</i>	<i>304</i>	<i>79.44</i>	<i>100%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

D. Platting

The platting of the subarea is shown in Tables 2.5 and 2.6 below. Table 2.5 shows parcels which are less than one acre. Table 2.6 shows parcels which are one acre and larger. The majority of the subarea (96%) is in lots of less than one acre, with most of those in lots which are 10,000 square feet or less. Eighty-one percent of the lots are between 1,000 and 15,000 square feet. The fact that the parcels in the subarea are small makes it difficult to develop larger development projects. The irregular form of the lots is an indicator of blight in accordance with ORS 457.

Table 2.5: Platting < 1 acre.

Square Feet	Parcels	% Parcels
0	1	0%
1-5,000	78	25%
5,001-10,000	100	33%
10,001-15,000	72	23%
15,501-20,000	20	7%
20,001-25,000	8	3%
25,001-30,000	5	2%
30,001-35,000	5	2%
35,001-40,000	3	1%
40,001- 1 ac	2	1%
<i>Sub total</i>	<i>294</i>	<i>96%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

Table 2.6: Platting > 1 acre.

Acres	Parcels	% Parcels
1.00-1.50	8	3%
1.51-2.00	1	0%
2.01-2.50	3	1%
2.51-3.00	0	0%
3.01-3.50	0	0%
3.51-4.00	0	0%
4.01-4.50	1	0%
4.51-5.00	0	0%
>5.00	0	0%
<i>Sub total</i>	<i>13</i>	<i>4%</i>
<i>Total all parcels</i>	<i>307</i>	<i>100%</i>

E. Ownership Patterns

Patterns of opportunity parcels are shown in Table 2.7. If the ownership is in an individual name, corporate name or a trust, it was deemed separate ownerships. The ownerships are quite fractured within the subareas, as shown in the sub total columns below. There are 56 opportunity parcels with 46 separate ownerships. The fact that there are multiple owners within the subarea makes it more complicated and difficult to develop larger development projects.

Table 2.7: Ownership Patterns of Subarea 2.

Area	Ownership	Parcels	Acres
2A	12	13	4.81
2B	3	3	0.84
2C	1	1	0.45
2D	1	1	0.22
2E	1	1	0.22
2F	4	4	3.29
2G	2	2	0.46
2H	1	1	1.04
2I	1	1	1.31
2J	3	3	0.46
2K	1	1	0.23
2L	2	7	3.04
2M	1	2	0.4
2N	1	1	0.23
2O	1	1	0.41
2P	11	14	6.11
<i>Sub total 2</i>	<i>46</i>	<i>56</i>	<i>23.52</i>

Source: City of Beaverton GIS using Washington County Assessor's data

F. Parks

- The following parks are in Subarea 2: Hard Surface Trail on Stott Street.
- City Park Fountain: The fountain opens the day of Farmer's Market opening and closes at the close of the Farmer's Market. Owned by the City of Beaverton.

III. EXISTING PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS OF SUBAREA 3

A. Physical Conditions

1. Land Use

Subarea 3 contains 82 parcels and 102.58 acres in parcels, 121.20 acres including right of way. The subarea, seen in Figure 1, is south of Center Street, north of 5th Street, west of Highway 217 and east of the light rail right of way and 117th Avenue.

An analysis of 2009/2010 property classification data from the Washington County Assessment and taxation database was used to determine land use of parcels in the subarea. Seventy percent of the subarea is classified as commercial uses, with exempt uses (non-taxable) accounting for 16% of the subarea. Eleven percent of the subarea is multi-family uses.

Table 3.1: Existing Land Use of Subarea 3.

Assessor's Use	Parcels	Acres	% Acres
Commercial	46	72.26	70.44%
Multi-Family	7	11.42	11.13%
Residential	6	1.55	1.51%
Miscellaneous*	1	0.82	0.80%
Exempt**	22	16.53	16.11%
<i>Total</i>	<i>82</i>	<i>102.58</i>	<i>100.00%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

*The assessor has categories which are classified as "miscellaneous."

** The assessor classifies some properties as exempt from taxation.

2. Comprehensive Plan

Table 3.2 depicts the comprehensive plan designations in the subarea. The comprehensive plan designations and the zoning districts are aligned as shown in Chart 1.

The uses in Subarea 3 are consistent with those designated in the zoning districts and comprehensive plan designations.

Table 3.2: Comprehensive Plan Designations of Subarea 3.

Comprehensive Plan	Parcels	Acres	% Acres
Regional Center	82	102.58	100.00%
<i>Total</i>	<i>82</i>	<i>102.58</i>	<i>100.00%</i>

Source: City of Beaverton GIS

3. Zoning

As illustrated in Table 3.3, the entire subarea is zoned Regional Center East. The intent for the Regional Center-East (RC-E) District, adjoining Highway 217 and located generally more than 1/4 mile from the nearest light rail station, is to support existing and future businesses and accommodate more highly automobile oriented uses and lower intensity uses, which are inappropriate in either the Transit Oriented (TO) or Old Town (OT) Districts while still maintaining pedestrian linkages to the transit stations and transit-served land uses. See Figure 3.

Table 3.3: Zoning Districts of Subarea 3.

Zone	Parcels	Acres	% Acres
Regional Center-East	82	102.58	100%
<i>Total</i>	82	102.58	100%

Source: City of Beaverton GIS

B. Infrastructure

1. Streets

Most of the improvements in this subarea are the addition of bike lanes or sidewalks to existing roads in order to improve bike and pedestrian access. Adding turn lanes and improving traffic signals at intersections will improve traffic flow. The construction of new street connections will improve connectivity and will facilitate redevelopment: see Figure 4 for the locations of these improvements. The need for additional streets in the subarea is an indicator of blight in accordance with ORS 457.

2. Water

There are no water improvements identified for this subarea.

3. Sewer

The City of Beaverton is the sewer provider for Subarea 3 and we have based our review on the City of Beaverton Capital Improvement Plan for Fiscal Year 2009/2010 through 2010/2011. Based on this study, the following sewer lines are undersized or old and are targeted to be replaced and rehabilitated: see Figure 6 for the locations of these improvements. The need for improvements in the sewer system in the subarea is an indicator of blight in accordance with ORS 457.

ID	Project Number & Location	Other Sub areas	Sewer Improvement	Project Cost
4	6067-SSMH A-015 to SSMH A-061 to SSMH T-050	2,4	Replace and rehabilitate 2,600 ft 12 and 18-in main line	\$600,000

4. Storm Drain, Goal 5 Inventory and 100 Year Flood Plain

There are no storm drain improvements identified for this subarea. There are some areas included in the Goal 5 Inventory which will need to be considered. There are also many sites located within the 100 year flood plain. Opening the floodplain in strategic locations may alleviate overall flooding in the downtown. The impact of potential for flooding on the development of sites within the subarea is a condition of blight in accordance with ORS 457.

B. Social Conditions

Thirteen of the eighty-two parcels (16%) have residential occupancies. This equates to 13% of the acreage of the subarea. Seven of the parcels (11.4 acres) are multi-family and 6 of the parcels are single family.

C. Economic Conditions

1. Taxable Value of Property within the Subarea.

The estimated 2009/2010 total assessed value of the real property in the subarea is \$69,721,630. The total assessed value is estimated to be \$75,784,380.

2. Building to Land Value Ratio

A description of I:L is found in Section I of Existing Conditions. A healthy condition of real estate investment in the Subarea 3, excluding single family residential properties, would vary by zoning and use. Townhouses and retail would be 3.5:1. There are some pockets of land which may call for a higher level of development. Only 15% of the parcels in the subarea have an improvement to land ratio in excess of 3.0:1 (single family uses account for only 1.5% of the uses in the subarea). The underdevelopment of the parcels within the subarea is an indicator of blight in accordance with ORS 457.

Table 3.4a shows specific examples of land to improvement values in this subarea.

Table 3.4a: I:L within Subarea 3.

Healthy Condition for subarea	Use	Address	I:L
no	Office Building	4800 SW Griffith	2.89
no	Retail (Shops at GP)	4655 SW Griffith	2.12

Table 3.4b below “I:L Ratio of Parcels in the Area,” shows the improvement to land ratios for taxable properties within the subarea.

Table 3.4b: Improvement to Land Value Ratio of Subarea 3.

I:L	Parcels	Acres	% Acres
No Improvements	17	7.37	7.18%
No Land	2	0.19	0.19%
.01 - .99	20	14.46	14.10%
1.00 - 1.99	14	39.96	38.95%
2.00 - 2.99	11	19.74	19.24%
3.00 - 3.99	9	12.42	12.11%
4.00 - 4.99	2	2.82	2.75%
>5.00	0	0	0.00%
Not Assessed	2	5.62	5.48%
<i>Total</i>	<i>77</i>	<i>102.58</i>	<i>100.00%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

An analysis of the improvement to land value correlated by zoning district has no significant impact in this area, as one hundred percent of the subarea is zoned one district, a Regional Center-East district.

E. Platting

The platting of the subarea is shown in Tables 3.5 and 3.6 below. Table 3.5 shows parcels which are less than one acre. Table 3.6 shows parcels which are one acre and larger. The majority of the subarea (70%) is in lots of less than one acre, spread throughout the 5,000 square foot distributions. The fact that the parcels in the subarea are small makes it difficult to develop larger development projects. The irregular form of the lots is an indicator of blight in accordance with ORS 457.

Table 3.5: Platting < 1 acre.

Square Feet	Parcels	% Parcels
0	2	2%
1-5,000	4	5%
5,001-10,000	8	10%
10,001-15,000	13	16%
15,501-20,000	4	5%
20,001-25,000	7	9%
25,001-30,000	5	6%
30,001-35,000	9	11%
35,001-40,000	5	6%
40,001- 1 ac	0	0%
<i>Sub total</i>	<i>57</i>	<i>70%</i>

Table 3.6: Platting > 1 acre.

Acres	Parcels	% Parcels
1.00-1.50	11	13%
1.51-2.00	5	6%
2.01-2.50	3	4%
2.51-3.00	0	0%
3.01-3.50	1	1%
3.51-4.00	1	1%
4.01-4.50	1	1%
4.51-5.00	0	0%
>5.00	3	4%
<i>Sub total</i>	<i>25</i>	<i>30%</i>
<i>Total all parcels</i>	<i>82</i>	<i>100%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

F. Ownership Patterns

Ownership patterns of opportunity parcels are shown in Table 3.7. If the ownership is in an individual name, corporate name or a trust, it was deemed separate ownerships. The ownerships are quite fractured within the subareas, as shown in the sub total columns below. There are 17 opportunity parcels with 13 separate ownerships. The fact that there are multiple owners within the subarea makes it more complicated and difficult to develop larger development projects.

Table 3.7: Ownership Patterns of Subarea 3.

Area	Ownership	Parcels	Acres
3A	12	16	19.59
3B	1	1	11.93
<i>Sub total 3</i>	<i>13</i>	<i>17</i>	<i>31.52</i>

Source: City of Beaverton GIS using Washington County Assessor's data

G. Parks

The following parks are in Subarea 3:

- Griffith Park is a 2.28 acre park located off Griffith Drive, south of Beaverton Hillsdale Highway.
- Tualatin Hills Park and Recreation District properties along the creek.

IV. EXISTING PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS OF SUBAREA 4

A. Physical Conditions

1. Land Use

Subarea 4 contains 167 parcels and 204.49 acres in parcels, 268.79 acres including right of way. The subarea, seen in Figure 1, is south of Beaverton Hillsdale Highway, north of Allen Boulevard, east of the light rail right of way and Highway 217 and west of a jogging line from Western Avenue and 100th Avenue.

An analysis of 2009/2010 property classification data from the Washington County Assessment and taxation database was used to determine land use of parcels in the subarea. Fifty-eight percent of the subarea is classified as industrial use, with commercial use accounting for 21% of the subarea.

Table 4.1: Existing Land Use of Subarea 4.

Assessor's Use	Parcels	Acres	% Acres
Industrial	29	118.13	57.77%
Commercial	32	42.75	20.91%
Miscellaneous*	4	14.69	7.18%
Exempt**	6	11.97	5.85%
Residential	91	11.15	5.45%
Multi-Family	5	5.8	2.84%
<i>Total</i>	<i>167</i>	<i>204.49</i>	<i>100.00%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

*The assessor has categories which are classified as miscellaneous.

**The assessor classifies some properties as exempt from taxation

2. Comprehensive Plan

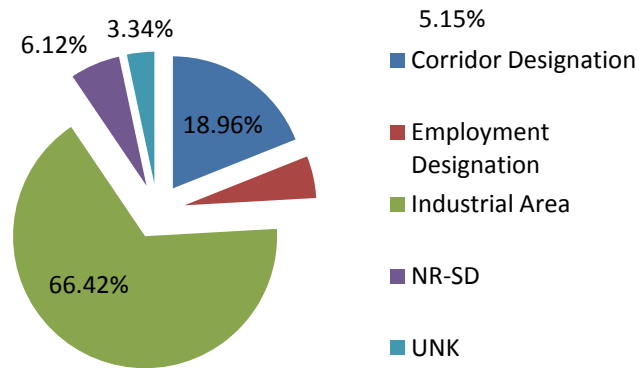
Table 4.2 depicts the comprehensive plan designations in the subarea. The comprehensive plan designations and the zoning districts are aligned as shown in Chart 1. These designations also align with the current land uses shown in Table 4.1.

Table 4.2: Comprehensive Plan Designations of Subarea 4.

Comprehensive Plan	Parcels	Acres	% Acres
Industrial	38	135.83	66.42%
Corridor	64	38.77	18.96%
Neighborhood Standard Density	58	12.52	6.12%
Employment	4	10.54	5.15%
Unknown*	3	6.84	3.34%
<i>Total</i>	<i>167</i>	<i>204.50</i>	<i>100.00%</i>

Source: City of Beaverton GIS

*Unclassified Right of Way: ODOT, Union Pacific and TriMet



3. Zoning

As illustrated in Table 4.3, the majority of the subarea (63%) is zoned Industrial Park. Sixteen percent is zoned Community Service. See Figure 3.

Table 4.3: Zoning Districts of Subarea 4.

Zone	Parcels	Acres	% Acres
Industrial Park	35	128.28	62.73%
Community Service	16	32.22	15.76%
Urban Standard Density (R7)	58	12.52	6.12%
Campus Industrial	5	11.34	5.55%
Light Industrial	2	6.75	3.30%
Urban High Density	38	4.55	2.23%
Unknown*	3	6.84	3.34%
Office Commercial	10	1.99	0.97%
<i>Total</i>	<i>167</i>	<i>204.49</i>	<i>100.00%</i>

Source: City of Beaverton GIS

*Unclassified Right of Way: ODOT, Union Pacific and TriMet

B. Infrastructure

1. Streets

Many of the improvements in this subarea are the addition of bike lanes or sidewalks to existing roads in order to improve bike and pedestrian access. Adding turn lanes and improving traffic signals at intersections will improve traffic flow. Widening Allen will improve traffic flow in the congested area: see Figure 4 for the locations of these improvements. The inadequacy of the streets in the subarea is an indicator of blight in accordance with ORS 457.

2. Water

There are no water improvements identified for this subarea.

3. Sewer

The City of Beaverton is the sewer provider for Subarea 4 and we have based our review on the City of Beaverton Capital Improvement Plan for Fiscal Year 2009/2010 through 2010/2011. Based on this study, the following sewer lines are undersized or old, and are targeted to be replaced and rehabilitated: See Figure 6 for the locations of these improvements. The need for improvements to the sewer system in the subarea is an indicator of blight in accordance with ORS 457.

ID	Project Number & Location	Other Subarea as	Sewer Improvement	Project Cost
4	6067-SSMH A-015 to SSMH A-061 to SSMH T-050	2,3	Replace and rehabilitate 2,600 ft 12 and 18-in main line	\$600,000

4. Storm Drain, Goal 5 Inventory and 100 Year Flood Plain

There are no storm drain improvements identified for this subarea. There are some areas included in the Goal 5 Inventory which will need to be considered. There are also many sites located within the 100 year flood plain. Opening the floodplain in strategic locations may alleviate overall flooding in the downtown. The impact of potential for flooding on the development of sites within the subarea is a condition of blight in accordance with ORS 457.

B. **Social Conditions**

Ninety-six of the one hundred and sixty-seven parcels (57%) have residential occupancies. This equates to 8% of the acreage of the subarea.

Five of the parcels (6 acres) are multi-family and 91 are single family residential.

C. Economic Conditions

1. Taxable Value of Property within the Subarea

The estimated 2009/2010 total assessed value of the real property in the subarea is \$116,191,950. The total assessed value is estimated to be \$126,295,598.

2. Building to Land Value Ratio

A description of I:L is found in Section I of Existing Conditions. A healthy condition of real estate investment in the Subarea 4 would vary by zoning and use, but a value of 3.5:1 or higher would be a good indicator of a healthy property. Only 15% of the parcels in the subarea have an improvement to land ratio in excess of 3.0:1. The underdevelopment of the parcels within the subarea is an indicator of blight in accordance with ORS 457.

Table 4.4a shows examples of improvement to land values of properties within the subarea.

Table 4.4a: I:L within Subarea 4.

Healthy Condition for subarea	Use	Address	I:L
no	Office/warehouse	5051 SW Western	2.33

Table 4.4b below “I:L Ratio of Parcels in the Area,” shows the improvement to land ratios for taxable properties within the Area. As the table shows, 6% is undeveloped property. Seven percent is exempt from taxation.

Table 4.4b: Improvement to Land Value Ratio of Subarea 4.

I:L Total	Parcels	Acres	% Acres
No Improvements	10	12.77	6.24%
No Land	32	0.38	0.19%
.01 - .99	80	72.06	35.24%
1.00 - 1.99	17	21.11	10.32%
2.00 - 2.99	13	53.37	26.10%
3.00 - 3.99	8	21.18	10.36%
4.00 - 4.99	2	2.8	1.37%
>5.00	1	6.05	2.96%
Not Assessed	4	14.77	7.22%
<i>Total</i>	<i>167</i>	<i>204.49</i>	<i>100%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

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An analysis of the improvement to land value correlated by zoning district shows the following information:

In the Industrial Park district, 5% (7 acres) is unimproved. Thirty-three percent (49 acres) has less than a 1:1 I:L (including land with no improvements). Forty-seven percent (59 acres) has between a 1 to 3:1 I:L.

Table 4.4c: Improvement to Land Value Ratio of Subarea 4: Industrial Park.

I:L IP	Parcels	Acres	% Acres
No Improvements	5	7.01	5.46%
No Land	0	0.00	0.00%
.01 - .99	9	41.93	32.69%
1.00 - 1.99	5	12.67	9.88%
2.00 - 2.99	10	45.91	35.79%
3.00 - 3.99	5	14.71	11.47%
4.00 - 4.99	0	0.00	0.00%
>5.00	1	6.05	4.72%
Not Assessed	0	0.00	0.00%
<i>Total</i>	<i>35</i>	<i>128.28</i>	<i>100%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

In the Community Service district, 57% (18 acres) of the property has less than a 1:1 I:L, a cumulative 78% (25 acres) under 2:1 I:L.

Table 4.4d: Improvement to Land Value Ratio of Subarea 4: Community Service.

I:L CS	Parcels	Acres	% Acres
No Improvements	0	0.00	0.00%
No Land	0	0.00	0.00%
.01 - .99	7	18.44	57.21%
1.00 - 1.99	6	6.57	20.38%
2.00 - 2.99	2	2.79	8.66%
3.00 - 3.99	1	4.43	13.74%
4.00 - 4.99	0	0.00	0.00%
>5.00	0	0.00	0.00%
Not Assessed	0	0.00	0.00%
<i>Total</i>	<i>16</i>	<i>32.23</i>	<i>100%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

The other zoning districts have acreage calculations of less than 10% each of the total acreage in the subarea.

E. Platting

The platting of the subarea is shown in Tables 4.5 and 4.6 below. Table 4.5 shows parcels which are less than one acre. Table 4.6 shows parcels which are one acre and larger. The majority of the subarea (72%) with parcels less than one acre. Fifty-eight percent of the parcels are 10,000 square feet or smaller. There are twelve parcels (7 %) which have more than five acres. The fact that the parcels in the subarea are small makes it difficult to develop larger development projects. The irregular form of the lots is an indicator of blight in accordance with ORS 457.

Table 4.5: Platting < 1 acre.

Square Feet	Parcels	% Parcels
0	0	0%
1-5,000	34	20%
5,001-10,000	64	38%
10,001-15,000	7	4%
15,501-20,000	6	4%
20,001-25,000	1	1%
25,001-30,000	3	2%
30,001-35,000	1	1%
35,001-40,000	3	2%
40,001- 1 ac	1	1%
<i>Sub total</i>	<i>120</i>	<i>72%</i>

Table 4.5: Platting > 1 acre.

Acres	Parcels	% Parcels
1.00-1.50	8	5%
1.51-2.00	6	4%
2.01-2.50	1	1%
2.51-3.00	7	4%
3.01-3.50	5	3%
3.51-4.00	5	3%
4.01-4.50	2	1%
4.51-5.00	1	1%
>5.00	12	7%
<i>Sub total</i>	<i>47</i>	<i>28%</i>
<i>Total all parcels</i>	<i>167</i>	<i>100%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

F. Ownership Patterns

Ownership patterns of opportunity parcels are shown in Table 4.7. If the ownership is in an individual name, corporate name or a trust, it was deemed separate ownerships. The ownerships are quite fractured within the subareas as shown in the sub total columns below. There are 6 opportunity parcels with 4 separate ownerships.

Table 4.7: Ownership Patterns of Subarea 4.

Area	Ownership	Parcels	Acres
4A	1	1	6.45
4B	2	4	15.68
4C	2	2	21.04
<i>Sub total 4</i>	<i>4</i>	<i>6</i>	<i>36.72</i>

Source: City of Beaverton GIS using Washington County Assessor's data

G. Parks

The following park is in Subarea 4:

- Little People's Park: 2.74 acres located at the NE corner of Highway 217 and 5th Street. Owned and operated by the City of Beaverton.

V. EXISTING PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS OF SUBAREA 5

A. Physical Conditions

1. Land Use

Subarea 5 contains 1,006 parcels and 211 acres in parcels, 271.85 acres including right of way. The subarea, seen in Figure 1, is south of 5th Street, north of Allen Boulevard, east of Erickson Avenue and west of the light rail line.

An analysis of 2009/2010 property classification data from the Washington County Assessment and taxation database was used to determine land use of parcels in the subarea. Sixty-four percent of the subarea is classified as residential uses, with an additional 14% classified as multi-family use. Exempt uses account for 10% of the subarea.

Table 5.1: Existing Land Use of Subarea 5.

Assessor's Use	Parcels	Acres	% Acres
Residential	918	135.9	64.40%
Multi-Family	35	30.12	14.27%
Miscellaneous*	3	11.34	5.37%
Industrial	4	7.3	3.46%
Commercial	15	4.65	2.20%
Exempt**	31	21.7	10.28%
<i>Total</i>	<i>1006</i>	<i>211.01</i>	<i>100.00%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

*The assessor has categories which are classified as miscellaneous.

** The assessor classifies some properties as exempt from taxation

2. Comprehensive Plan

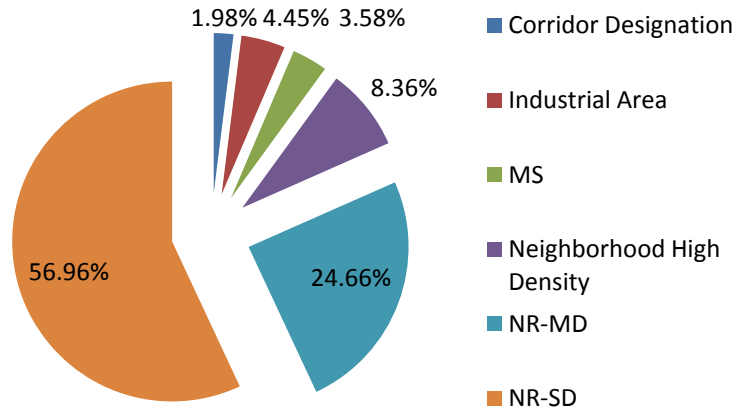
Table 5.2 depicts the comprehensive plan designations in the subarea. The comprehensive plan designations and the zoning districts are aligned as shown in Chart 1. These designations also align with the current land uses shown in Table 5.1.

Table 5.2: Comprehensive Plan Designations of Subarea 5.

Comprehensive Plan	Parcels	Acreage	% Acres
Neighborhood Standard Density	586	120.18	56.96%
Neighborhood Medium Density	179	52.04	24.66%
Neighborhood High Density	194	17.65	8.36%
Industrial	11	9.39	4.45%
Main Street	24	7.56	3.58%
Corridor	12	4.18	1.98%
<i>Total</i>	<i>1006</i>	<i>211.00</i>	<i>100.00%</i>

Source: City of Beaverton GIS

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3. Zoning

As illustrated in Table 5.3, the majority of the subarea (94%) is zoned for residential uses. See Figure 3.

Table 5.3: Zoning Districts of Subarea 5.

Zone	Parcels	Acreage	% Acres
Urban Standard Density (R5)	320	77.58	36.77%
Urban Medium Density (R2)	203	56.64	26.84%
Urban Standard Density (R7)	269	47.50	22.51%
Urban High Density (R1)	193	17.41	8.25%
Light Industrial	11	9.39	4.45%
Neighborhood Service Center	10	2.48	1.18%
<i>Total</i>	<i>1006</i>	<i>211.00</i>	<i>100.00%</i>

Source: City of Beaverton GIS

B. Infrastructure

1. Streets

Many of the improvements in this subarea are the addition of bike lanes or sidewalks to existing roads in order to improve bike and pedestrian access. Adding turn lanes and improving traffic signals at intersections will improve traffic flow. Widening Allen will improve traffic flow in the congested area. See Figure 4 for the locations of these improvements. The inadequacy of the streets in the subarea is an indicator of blight in accordance with ORS 457.

2. Water

The City of Beaverton is the water provider for Subarea 5 and we have based our review on the January 2009 Water System Master plan prepared by Murray Smith & Associates and the City of Beaverton Capital Improvement Plan for Fiscal Year 2009/2010 through 2010/2011. Based on this study, the following water lines are undersized and old and are targeted to be replaced: see Figure 5 for the locations of

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these improvements. Project #3 is on the border of this subarea and Subarea 6. The need for improvements to the water system in the subarea is an indicator of blight in accordance with ORS 457.

ID	Project Number & Location	Other Sub areas	Water Improvement	Project Cost
1	4010-Franklin Ave (2 nd St to 9 th St) and 8 th St (Tucker St to Franklin Ave)	2	Construct 2,400 ft of 8-in waterline and associated valves	\$800,000
2	4067B-Hall Blvd (12 th St to Allen Blvd)		Replace 830 ft of 12-in cast iron pipe with 16-in ductile iron and associated water services and hydrants	\$270,000
3	6043-Menlo Dr (Allen Blvd to Farmington Rd), Hazel St and Berthold St (Erickson Ave to Menlo Dr)	6	Replace 4,159 ft waterline with 12-in pipe and 3,915 ft with 8-in pipe	\$4,629,000
4	6069-10 th Ave and 12 th Ave (Main Ave to Watson Ave)		Replace approximately 1,200 ft 2-in waterline with 8-in	\$800,000
5	8075-7 th St (Lombard Ave to Alger Ave)		Replace existing cast iron 6-in waterline with 8-in ductile iron	\$650,000

3. Sewer

The City of Beaverton is the sewer provider for Subarea 5 and we have based our review on the City of Beaverton Capital Improvement Plan for Fiscal Year 2009/2010 through 2010/2011. Based on this study, the following sewer lines are undersized or old and are targeted to be replaced or rehabilitated: see Figure 6 for the locations of these improvements. Project #3 is on the border of this subarea and Subarea 6. The need for improvements to the sewer system in the subarea is an indicator of blight in accordance with ORS 457.

ID	Project Number & Location	Other Sub areas	Sewer Improvement	Project Cost
1	4010- Franklin Ave (2 nd St to 9 th St) and 8 th St (Tucker St to Franklin Ave)	2	Rehabilitate approximately 2,300 ft 8-in pip and 30 laterals	\$800,000
3	6043-Menlo Dr, Hazel St, Berthold St, Pearl St and 6 th St	6	Rehabilitate 6,748 ft 8 and 10-in pipe and 14,000 ft 4 and 6-in service laterals, upsize 988 ft of trunk line	\$4,629,000
5	6069-10 th Ave and 12 th Ave (Main Ave to Watson Ave)		Replace or rehabilitate 96 sewer services totaling 5,760 ft and 4,000 ft of existing 8-in concrete main lines	\$800,000
6	6072-Main Ave (7 th St to Farmington Rd)	2,6	Replace and rehabilitate 100 sewer services totaling 6,000 ft and 3,700 ft of 8-in concrete main lines	\$850,000

4. Storm Drain, Goal 5 Inventory and 100 Year Flood Plain

There are some areas included in the Goal 5 Inventory which will need to be considered. There are also sites located within the 100 year flood plain. Opening the floodplain in strategic locations may alleviate overall flooding. Based on our review on the City of Beaverton Capital Improvement Plan for Fiscal Year 2009/2010 through 2010/2011, the required improvements could be quite significant. The following improvements will replace undersized and old pipes, as well as create a new system where there is a need: see Figure 7 for the locations of these improvements. The need for improvements to the storm drain system in the subarea is an indicator of blight in accordance with ORS 457. In addition, the impact of potential for flooding on the development of sites within the subarea is a condition of blight in accordance with ORS 457.

ID	Project Number & Location	Other Sub areas	Storm Drain Improvement	Project Cost
1	6043-Menlo Dr (Allen Blvd to Farmington Rd), Hazel St and Berthold St (Erickson Ave to Menlo Dr)	6	Replace 310 ft of 10 to 48-in pipe and structures within area	\$4,629,000

C. Social Conditions

Nine hundred and fifty-three parcels of the one thousand and six parcels (95%) have residential occupancies. This equates to 79% of the acreage of the subarea. Thirty-five parcels (30 acres) are multi-family and 918 parcels (135 acres) are single-family.

D. Economic Conditions1. Taxable Value of Property within the Subarea

The estimated 2009/2010 total assessed value of the real property in the subarea is \$141,639,600. The total assessed value is estimated to be \$153,956,087.

2. Building to Land Value Ratio

A description of I:L is found in Section I of Existing Conditions. The I:L ratio is most frequently used for commercial, mixed-use and industrial districts. A healthy condition of real estate investment in Subarea 5 is more difficult to ascertain and varies by zoning district.

Single family residential is included in the total I:L chart, but the break out I:L charts by zone provide the relevant data for the subarea. Other zones in this subarea should be 3.5:1 at a minimum (townhouses and retail at 3.5:1). The underdevelopment of the parcels within the subarea is an indicator of blight in accordance with ORS 457.

Table 5.4b "I:L Ratio of Parcels in the Area," shows the improvement to land ratios for taxable properties within the Area. As the table shows, 4% is undeveloped property. Eleven percent of the subarea is exempt from taxation. Seventy-two percent has less than 2:1 improvement value (including properties with no improvements). The I:L ratios

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for improved properties in the subarea are very low. As the area is predominantly residential, you would expect lower land to improvement values than in areas with commercial uses.

Table 5.4a: I:L within Subarea 5.

Healthy Condition for subarea	Use	Address	I:L
	Single family	5420 SW Hall	0.98
	Single family	11720 SW 12th	0.53

Table 5.4b: Improvement to Land Value Ratio of Subarea 5.

I:L Total	Parcels	Acres	% Acres
No Improvements	24	9.10	4.31%
No Land	204	4.00	1.89%
.01 - .99	617	122.63	58.09%
1.00 - 1.99	105	20.66	9.79%
2.00 - 2.99	28	21.26	10.07%
3.00 - 3.99	5	4.12	1.95%
4.00 - 4.99	3	6.72	3.18%
>5.00	20	22.61	10.71%
Not Assessed	0	0.00	0.00%
<i>Total</i>	<i>1006</i>	<i>211.10</i>	<i>100%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

An analysis of the improvement to land value correlated by zoning district shows the following information:

In the Urban Medium Density Residential (R2) district, 7% is unimproved. Forty-nine percent has less than a 1:1 I:L (including properties with no improvements). Thirty-two percent (18 acres) has between a 2 to 3:1 I:L.

Table 5.4c: Improvement to Land Value Ratio of Subarea 5 R2.

I:L R2	Parcels	Acres	% Acres
No Improvements	12	3.94	6.96%
No Land	12	0.28	0.49%
.01 - .99	115	23.59	41.65%
1.00 - 1.99	33	7.61	13.44%
2.00 - 2.99	25	17.95	31.69%
3.00 - 3.99	2	0.95	1.68%
4.00 - 4.99	0	0.00	0.00%
>5.00	0	0.00	0.00%
Not Assessed	4	2.32	4.10%
<i>Total</i>	<i>203</i>	<i>56.64</i>	<i>100%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

E. Platting

The platting of the subarea is shown in Tables 5.5 and 5.6 below. Table 5.5 shows parcels which are less than one acre. Table 5.6 shows parcels which are one acre and larger. The majority of the subarea (98%) with parcels less than one acre. Seventy-six percent of the parcels are 10,000 square feet or smaller. The fact that the parcels in the subarea are small makes it difficult to develop larger development projects. The irregular form of the lots is an indicator of blight in accordance with ORS 457.

Table 5.5: Platting < 1 acre.

Square Feet	Parcels	% Parcels
0	4	0%
1-5,000	286	28%
5,001-10,000	486	48%
10,001-15,000	143	14%
15,501-20,000	30	3%
20,001-25,000	19	2%
25,001-30,000	10	1%
30,001-35,000	3	0%
35,001-40,000	2	0%
40,001- 1 ac	4	0%
<i>Sub total</i>	<i>987</i>	<i>98%</i>

Table 5.6: Platting > 1 acre.

Acres	Parcels	% Parcels
1.00-1.50	5	0%
1.51-2.00	5	0%
2.01-2.50	1	0%
2.51-3.00	2	0%
3.01-3.50	1	0%
3.51-4.00	1	0%
4.01-4.50	1	0%
4.51-5.00	1	0%
>5.00	2	0%
<i>Sub total</i>	<i>19</i>	<i>2%</i>
<i>Total all parcels</i>	<i>1006</i>	<i>100%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

F. Ownership Patterns

There are no opportunity parcels identified in this subarea, therefore an analysis of the ownership patterns was not completed.

G. Parks

The following parks are in Subarea 5:

- Memorial Park: 1.07 acres located at the intersection of Washington, Watson Avenue and 7th Street. Owned by the City of Beaverton.
- Fifth Street Park: .66 acres located at the SW corner of Fifth Street and Alger Street.
- Elsie Stuhr Community Center: 4.58 acres located at 5550 SW Hall Boulevard.
- Hard Surface trail on Stott Street connecting to Schiffler Park (out of area).

VI. EXISTING PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS OF SUBAREA 6

A. Physical Conditions

1. Land Use

Subarea 6 contains 399 parcels and 134 acres in parcels, 159.28 acres including right of way. The subarea, seen in Figure 1, is south of Farmington Road, north of 6th Street, west of a jogging line including Stott Avenue and east of Murray Boulevard to the south and 148th Avenue to the north.

An analysis of 2009/2010 property classification data from the Washington County Assessment and taxation database was used to determine land use of parcels in the subarea. Forty-five percent of the subarea is classified as residential uses, with an additional 22% as multi-family uses. Exempt uses account for 25% of the subarea.

Table 6.1: Existing Land Use of Subarea 6.

Assessor's Use	Parcels	Acres	% Acres
Residential	352	60.12	44.86%
Multi-Family	24	29.43	21.96%
Miscellaneous*	7	8.5	6.34%
Commercial	5	2.35	1.75%
Exempt**	11	33.61	25.08%
<i>Total</i>	<i>399</i>	<i>134.01</i>	<i>100.00%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

• The assessor has categories which are classified as miscellaneous.

** The assessor classifies some properties as exempt from taxation

2. Comprehensive Plan

Table 6.2 depicts the comprehensive plan designations in the subarea.

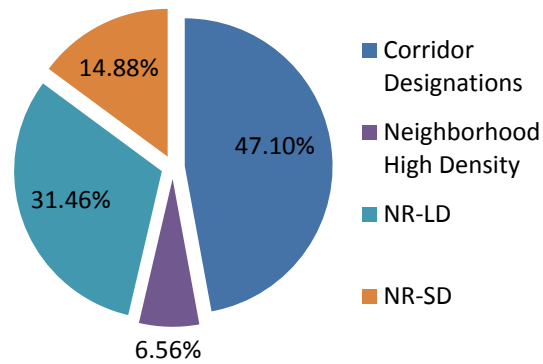
The comprehensive plan designations and the zoning districts are aligned except for the R10 zoning districts, which account for 44% of the subarea, but only for 31% of the comprehensive plan designations. The existing land uses reflect the zoning districts as depicted in Chart 1. See Figure 2 for comprehensive plan designations.

Table 6.2: Comprehensive Plan Designations of Subarea 6.

Comprehensive Plan	Parcels	Acres	% Acres
Corridor	282	63.12	47.10%
Neighborhood Low Density	107	42.16	31.46%
Regional Center	4	19.94	14.88%
Neighborhood High Density	6	8.79	6.56%
<i>Total</i>	<i>399</i>	<i>134.01</i>	<i>100.00%</i>

Source: City of Beaverton GIS

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3. Zoning

As illustrated in Table 6.3, the vast majority of the subarea, (99%) is zoned for residential uses. See Figure 3.

Table 6.3: Zoning Districts of Subarea 6.

Zone	Parcels	Acres	% Acres
Urban Low Density (R10)	101	59.29	44.25%
Urban Medium Density (R2)	247	45.75	34.14%
Urban High Density (R1)	46	27.24	20.33%
General Commercial	3	1.09	0.82%
Office Commercial	1	0.37	0.28%
Regional Center-Old Town	1	0.26	0.19%
<i>Total</i>	399	134.00	100%

Source: City of Beaverton GIS

B. Infrastructure

1. Streets

Many of the improvements in this subarea are the addition of bike lanes or sidewalks to existing roads in order to improve bike and pedestrian access. Adding turn lanes and improving traffic signals at intersections will improve traffic flow. Adding overpasses to Murray would greatly relieve traffic, but is not a feasible improvement currently. See Figure 4 for the locations of these improvements. The inadequacy of the streets in the subarea is an indicator of blight in accordance with ORS 457.

2. Water

The City of Beaverton is the water provider for Subarea 6 and we have based our review on the January 2009 Water System Master plan prepared by Murray Smith & Associates and the City of Beaverton Capital Improvement Plan for Fiscal Year 2009/2010 through 2010/2011. Based on this study, the following water lines are undersized and old and are targeted to be replaced: see Figure 5 for the locations of these improvements. The need for improvements to the water system in the subarea is an indicator of blight in accordance with ORS 457.

ID	Project Number & Location	Other Sub areas	Water Improvement	Project Cost
3	6043-Menlo Dr (Allen Blvd to Farmington Rd), Hazel St and Berthold St (Erickson Ave to Menlo Dr)	5	Replace 4,159 ft waterline with 12-in pipe and 3,915 ft with 8-in pipe	\$4,629,000

3. Sewer

The City of Beaverton is the sewer provider for Subarea 6 and we have based our review on the City of Beaverton Capital Improvement Plan for Fiscal Year 2009/2010 through 2010/2011. Based on this study, the following sewer lines are undersized or old and are targeted to be replaced or rehabilitated: see Figure 6 for the locations of these improvements. The need for improvements to the sewer system in the subarea is an indicator of blight in accordance with ORS 457.

ID	Project Number & Location	Other Sub areas	Sewer Improvement	Project Cost
2	6001-3 rd St, Fairmount Dr and 6 th St		Upsize approximately 2,000 ft of trunk line and 1,000 ft of 8-in line	\$800,000
3	6043-Melno Dr, Hazel St, Berthold St, Pearl St and 6 th St	5	Rehabilitate 6,748 ft 8 and 10-in pipe and 14,000 ft 4 and 6-in service laterals, upsize 988 ft of trunk line	\$4,629,000

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ID	Project Number & Location	Other Sub areas	Sewer Improvement	Project Cost
6	6072-Main Ave (7th St to Farmington Rd)	2,5	Replace and rehabilitate 100 sewer services totaling 6,000 ft and 3,700 ft of 8-in concrete main lines	\$850,000

4. Storm Drain, Goal 5 Inventory and 100 Year Flood Plain

There are no areas included in the Goal 5 Inventory. There are sites located within the 100 year flood plain. Opening the floodplain in strategic locations may alleviate overall flooding. Based on our review of the City of Beaverton Capital Improvement Plan for Fiscal year 2009/2010 through 2010/2011, the required improvements could be quite significant. The following improvements will replace undersized and old pipes, as well as create a new water quality facility where there is a need: see Figure 7 for the locations of these improvements. The need for improvements to the storm drain system in the subarea is an indicator of blight in accordance with ORS 457.

ID	Project Number & Location	Other Sub areas	Storm Drain Improvement	Project Cost
1	6043-Menlo Dr (Allen Blvd to Farmington Rd), Hazel St and Berthold St (Erickson Ave to Menlo Dr)	5	Replace 310 ft of 10 to 48-in pipe and structures within area	\$4,629,000
2	6043B-141 st Ave (Allen Blvd to 6th St) and 6 th St (141 st Ave to Spencer Ave) and Spencer Ave and Larch St to Menlo Ave		Replace and rehabilitate 5,670 ft pipe 30 to 48-in	\$1,061,000
5	8074-Erickson Creek at SE corner of Farmington Rd and Menlo Dr		Construct a greenspaces area and water quality facility	\$675,000

C. **Social Conditions**

Three hundred and seventy-six of the three hundred and ninety-nine parcels (94%) have residential occupancies. This equates to 67% of the acreage of the subarea. Twenty-four of the parcels (29 acres) are multi-family and three hundred and fifty-two parcels (60 acres) are single family.

D. **Economic Conditions**

1. Taxable Value of Property within the Subarea

The estimated 2009/2010 total assessed value of real property in the subarea is \$67,980,910. The total assessed value is estimated to be \$73,892,293.

2. Building to Land Value Ratio

A description of I:L is found in Section I of Existing Conditions. A healthy condition of real estate investment in the Subarea 6, excluding single family properties, would be 3.5:1. Properties within the R1 zone may develop at a higher ratio than this. Only 15% of the

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parcels in the subarea have an I:L above 3:1. The underdevelopment of the parcels within the subarea is an indicator of blight in accordance with ORS 457.

Table 6.4b “I:L Ratio of Parcels in the Area,” shows the improvement to land ratios for taxable properties within the Area. As the table shows, 22% is undeveloped property. Nine percent is exempt from taxation. Seventy-two percent has less than 2:1 improvement value (including properties with no improvements), while 15% of the subarea has an I:L of greater than a 3:1. The I:L ratios for improved properties in the urban renewal study area are very low.

Table 6.4a: I:L within Subarea 6.

Healthy Condition	Use	Address	I:L
SFH*	Westbrook PUD SFH	4995 SW Normandy	1.15
yes	Apartment complex	5005 SW Murray	4.86

*SFH: single family housing

Table 6.4b: Improvement to Land Value Ratio of Subarea 6.

I:L Total	Parcels	Acreage	% Acres
No Improvements	12.00	28.93	21.58%
No Land	10.00	0.10	0.07%
.01 - .99	282.00	60.58	45.20%
1.00 - 1.99	60.00	7.06	5.27%
2.00 - 2.99	7.00	4.76	3.55%
3.00 - 3.99	10.00	9.57	7.14%
4.00 - 4.99	3.00	9.50	7.09%
>5.00	2.00	1.40	1.04%
Not Assessed	13.00	12.13	9.05%
<i>Total</i>	<i>399</i>	<i>134.03</i>	<i>100.00%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

An analysis of the improvement to land value correlated by zoning district shows the following information:

In the Urban High Density Residential (R1) district, 48% (13 acres) has less than a 1:1 I:L and 21% (6 acres) has between a 3-4:1 I:L, a higher improvement to land value than exists in many other areas within this study.

Table 6.4c: Improvement to Land Value Ratio of Subarea 6: R1.

I:L R1	Parcels	Acreage	% Acres
No Improvements	0	0.00	0.00%
No Land	0	0.00	0.00%
.01 - .99	29	12.96	47.56%
1 - 1.99	4	2.23	8.18%
2 - 2.99	5	3.96	14.53%
3 - 3.99	5	5.71	20.95%
4 - 4.99	0	0.00	0.00%
>5.00	2	1.40	5.14%
Not Assessed	1	0.99	3.63%
<i>Total</i>	<i>46</i>	<i>27.25</i>	<i>100.00%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

In the Urban Medium Density Residential (R2) district, 3% (1 acre) is unimproved. Thirty-eight percent (16 acres) has less than a 1:1 I:L (including properties with no improvements). Twenty-one percent (9.5 acres) has between a 4-5:1 I:L, a higher improvement to land ratio than exists in many other areas within this study.

Table 6.4d: Improvement to Land Value Ratio of Subarea 6: R2.

I:L R2	Parcels	Acreage	% Acres
No Improvements	5	1.45	3.17%
No Land	10	0.10	0.22%
.01 - .99	159	15.95	34.85%
1.00 - 1.99	54	4.45	9.72%
2.00 - 2.99	1	0.61	1.33%
3.00 - 3.99	4	3.60	7.87%
4.00 - 4.99	3	9.50	20.76%
>5.00	0	0.00	0.00%
Not Assessed	11	10.11	22.09%
<i>Total</i>	<i>247</i>	<i>45.77</i>	<i>100.00%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

In the Urban Low Density Residential (R10) district, 46% (27 acres) of the property is unimproved. Fifty-two percent (31 acres) has less than a 1:1 I:L.

Table 6.4e: Improvement to Land Value Ratio of Subarea 6: R10.

I:L R10	Parcels	Acreage	% Acres
No Improvements	6	27.22	45.91%
No Land	0	0.00	0.00%
.01 - .99	92	30.66	51.71%
1.00 - 1.99	2	0.38	0.64%
2.00 - 2.99	0	0.00	0.00%
3.00 - 3.99	0	0.00	0.00%
4.00 - 4.99	0	0.00	0.00%
>5.00	0	0.00	0.00%
Not Assessed	1	1.03	1.74%
<i>Total</i>	<i>101</i>	<i>59.29</i>	<i>100.00%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

The other zoning districts each have acreage calculations of less than 10% of the total acreage in the subarea.

E. Platting

The platting of the subarea is shown in Tables 6.5 and 6.6 below. Table 6.5 shows parcels which are less than one acre. Table 6.6 shows parcels which are one acre and larger. It shows the majority of the subarea (95%) with parcels less than one acre. Sixty percent of the parcels are 10,000 square feet or smaller. There are eleven parcels (3%) which are between one and one and a half acres. The fact that the parcels in the subarea are small makes it difficult to develop larger development projects. The irregular form of the lots is an indicator of blight in accordance with ORS 457.

Table 6.5: Platting < 1 acre.

Square Feet	Parcels	% Parcels
0	0	0%
1-5,000	205	51%
5,001-10,000	36	9%
10,001-15,000	64	16%
15,501-20,000	29	7%
20,001-25,000	29	7%
25,001-30,000	8	2%
30,001-35,000	3	1%
35,001-40,000	2	1%
40,001- 1 ac	2	1%
<i>Sub total</i>	<i>378</i>	<i>95%</i>

Table 6.6: Platting > 1 acre.

Acres	Parcels	% Parcels
1.00-1.50	11	3%
1.51-2.00	2	1%
2.01-2.50	1	0%
2.51-3.00	2	1%
3.01-3.50	0	0%
3.51-4.00	2	1%
4.01-4.50	0	0%
4.51-5.00	1	0%
>5.00	2	1%
<i>Sub total</i>	<i>21</i>	<i>5%</i>
<i>Total all parcels</i>	<i>399</i>	<i>100%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

F. Ownership Patterns

There are no opportunity parcels identified in this subarea.

G. Parks

The following parks are in Subarea 6:

- Beaverton Swim Center: 1.26 acres located at 12850 SW 3rd Street.
- Eichler Park: 2.63 acres located at 13710 SW Farmington Road.
- Path from Menlo/Farmington Road to Beaverton High School.

VII. EXISTING PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS OF SUBAREA 7

A. Physical Conditions

1. Land Use

Subarea 7 contains 162 parcels and 241.55 acres in parcels, 296.91 acres including right of way. The subarea, seen in Figure 1, is north of Farmington Road, south of the light rail line, west of a jogging line from Erickson Avenue to Hocken Avenue and east of Murray Boulevard.

An analysis of 2009/2010 property classification data from the Washington County Assessment and taxation database was used to determine land use of parcels in the subarea. Sixty-six percent of the subarea is classified as commercial use, with multi-family use accounting for 13% of the subarea. There is a mobile home park which is 7.5 acres, 3% of the subarea.

Table 7.1: Existing Land Use of Subarea 7.

Assessor's Use	Parcels	Acres	% Acres
Commercial	91	160.51	66.45%
Multi-Family	12	30.87	12.77%
Industrial	8	20.08	8.31%
Exempt *	6	12.42	5.14%
Residential	40	8.34	3.45%
Mobile Home Park	3	7.50	3.10%
Miscellaneous*	2	1.84	0.76%
<i>Total</i>	<i>162</i>	<i>241.55</i>	<i>100.00%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

*The assessor has categories which are classified as miscellaneous.

** The assessor classifies some properties as exempt from taxation

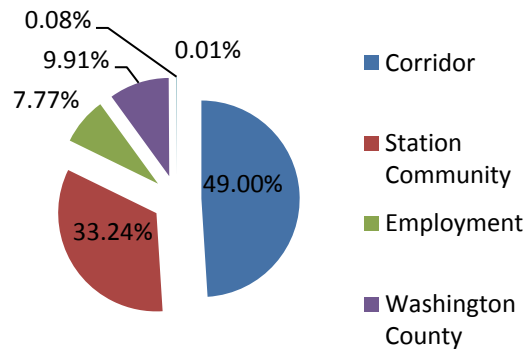
2. Comprehensive Plan

Table 7.2 depicts the comprehensive plan designations in the subarea. The comprehensive plan designations and the zoning districts are aligned as shown in Chart 1. The comprehensive plan designations also align with the current land uses shown in Table 5.1. The land uses show 8% industrial use.

Table 7.2 Comprehensive Plan Designations of Subarea 7.

Comprehensive Plan	Parcels	Acres	% Acres
Corridor	80	118.35	49.00%
Station Community	75	80.29	33.24%
Employment	1	18.76	7.77%
Washington County	4	23.94	9.91%
Right of Way	1	0.19	0.08%
Unknown (TriMet)	1	0.02	0.01%
<i>Total</i>	<i>162</i>	<i>241.55</i>	<i>100.00%</i>

Source: City of Beaverton GIS



3. Zoning

As illustrated in Table 7.3, the 37% of the subarea is zoned General Commercial. An additional 17% is zoned Station Community-High Density. Fifteen percent is zoned Campus Industrial. See Figure 3.

Table 7.3: Zoning Districts of Subarea 7.

Zone	Parcels	Acres	% Acres
General Commercial	77*	88.29	36.55%
Station Community-High Density	58	41.89	17.34%
Campus Industrial	2*	37.02	15.33%
Washington County	4	23.93	9.91%
Station Community - Multiple Use	10	18.46	7.64%
Urban Medium Density (R2)	1	11.5	4.76%
Station Community-Employment	8	20.25	8.38%
Right of Way	1	0.19	0.08%
Unknown (TriMet)	1	0.02	0.01%
<i>Total</i>	<i>162</i>	<i>241.55</i>	<i>100.00%</i>

Source: City of Beaverton GIS

* One parcel is 20% GC and 80% CI, accounted for in this chart

B. Infrastructure

1. Streets

Many of the improvements in this subarea are the addition of bike lanes or sidewalks to existing roads in order to improve bike and pedestrian access. Adding turn lanes and improving traffic signals at intersections will improve traffic flow. Connecting existing streets would improve traffic circulation and stimulate redevelopment in the area. Adding overpasses to Murray would greatly relieve traffic, but is not a feasible improvement currently. See Figure 4 for the locations of these improvements. The inadequacy of the existing streets in the subarea is an indicator of blight in accordance with ORS 457.

2. Water

There are no water improvements identified for this subarea.

3. Sewer

There are no sanitary sewer improvements identified for this subarea.

4. Storm Drain, Goal 5 Inventory and 100 Year Flood Plain

There are some areas included in the Goal 5 Inventory which will need to be considered. There are also many sites located within the 100 year flood plain. Opening the floodplain in strategic locations may alleviate overall flooding. Based on our review of the City of Beaverton Capital Improvement Plan for Fiscal Year 2009/2010 through 2010/2011, the required improvements could be quite significant. It is recommended that the hydraulics of the following section of creek be studied: see Figure 7 for the locations of these improvements. The need for improvements to the storm drain system in the subarea is an indicator of blight in accordance with ORS 457.

ID	Project Number & Location	Other Sub areas	Storm Drain Improvement	Project Cost
4	8043-Erickson Creek at Carousel Ct and 141st Ave	7	Install surface water runoff treatment structure	\$100,000
7	8081-Erickson Creek (Farmington Rd to RR tracks)	7	Study hydraulics of approximately 650 ft of creek	\$25,000

C. Social Conditions

Fifty-five of the one hundred and sixty-two parcels (34%) have residential occupancies. This equates to 19% of the acreage of the subarea.

D. Economic Conditions

1. Taxable Value of Property within the Subarea

The estimated 2009/2010 total assessed value of the real property in the subarea is \$157,954,350. The total assessed value is estimated to be \$171,689,511.

2. Building to Land Value Ratio

A description of I:L is found in Section I of Existing Conditions. A healthy condition of real estate investment in the Subarea 7, excluding single family properties, would be 3.5, or more. There are pockets of land, especially where high density residential may develop, where this ratio may be greater. Thirty percent of the parcels in the Area have an I:L above 3:1. The underdevelopment of the parcels within the subarea is an indicator of blight in accordance with ORS 457.

Table 7.4b "I:L Ratio of Parcels in the Area," shows the improvement to land ratios for taxable properties within the Area. As the table shows, 9% is undeveloped property. Sixty-three percent has less than 2:1 improvement value (including property with no improvements); Although a higher percentage of properties meet the expected I:L in this subarea than in any other subarea, the I:L ratios for improved properties in subarea are still low.

Table 7.4a: I:L within Subarea 7.

Healthy Condition for subarea	Use	Address	I:L
SFH*	Single family	5420 SW Hall	0.98
no	Auto Dealership	4275 SW 139th	1.00
yes	Flex industrial	13475 SW Millikan	3.53

*SFH: single family housing

Table 7.4b: Improvement to Land Value Ratio of Subarea 7.

I:L Total	Parcels	Acres	% Acres
No Improvements	19	21.24	8.79%
No Land	3	0.03	0.01%
.01 - .99	92	101.63	42.07%
1.00 - 1.99	18	27.96	11.57%
2.00 - 2.99	10	15.11	6.25%
3.00 - 3.99	10	21.69	8.98%
4.00 - 4.99	3	19.95	8.26%
5.00 - 5.99	0	0.00	0.00%
6.00 - 6.99	0	0.00	0.00%
7.00 - 7.99	2	29.47	12.21%
>8.00	1	2.16	0.89%
Not Assessed	4	2.31	0.96%
<i>Total</i>	<i>162</i>	<i>241.55</i>	<i>100%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

An analysis of the improvement to land value correlated by zoning district shows the following information:

In the General Commercial district, 4% (3 acres) is unimproved. Sixty-eight percent (60 acres) has less than a 1:1 I:L, 72% including properties with no improvements. A cumulative 91% (80 acres) has less than a 2:1 I:L.

Table 7.4c: Improvement to Land Value Ratio of Subarea 7: GC.

I:L GC	Parcels	Acres	% Acres
No Improvements	7	3.20	3.62%
No Land	3	0.03	0.03%
.01 - .99	47	60.02	67.99%
1.00 - 1.99	14	16.79	19.02%
2.00 - 2.99	5	3.62	4.10%
3.00 - 3.99	2	3.84	4.35%
4.00 - 4.99	0	0.00	0.00%
>5.00	0	0.00	0.00%
Not Assessed	1	0.78	0.88%
<i>Total</i>	<i>79</i>	<i>88.28</i>	<i>100%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

In the Station Community-High Density Residential district, 53 percent (22 acres) of the property has less than a 1:1 I:L, cumulative 57% including those properties with no improvements. However, 22% (9 acres) has between a 3-4:1 I:L and 14% (6 acres) has between a 4-5:1 I:L.

Table 7.4c: Improvement to Land Value Ratio of Subarea 7: SC HR.

I:L SC HR	Parcels	Acreage	% Acres
No Improvements	4	1.69	4.06%
No Land	0	0.00	0.00%
.01 - .99	41	21.91	52.69%
1.00 - 1.99	2	1.25	3.01%
2.00 - 2.99	2	1.29	3.10%
3.00 - 3.99	6	9.29	22.34%
4.00 - 4.99	1	5.99	14.41%
>5.00	0	0.00	0.00%
Not Assessed	2	0.47	1.13%
<i>Total</i>	<i>58</i>	<i>41.89</i>	<i>100 %</i>

Source: City of Beaverton GIS using Washington County Assessor's data

In the Campus Industrial zone, shown in Table 7.4d, approximately one half of the acreage has an I:L above 5:1 and the other half has an I:L of below 1:0.

Table 7.4d: Improvement to Land Value Ratio of Subarea 7: CI.

I:L CI	Parcels	Acres	% Acres
.01 - .99	1	18.25	49.31%
>5.00	1	18.76	50.69%
<i>Total</i>	<i>2</i>	<i>37.01</i>	<i>100.00%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

The other zoning districts each have acreage calculations of less than 10% of the total acreage in the subarea.

E. Platting

The platting of the subarea is shown in Tables 7.5 and 7.6 below. Table 7.5 shows parcels which are less than one acre. Table 7.6 shows parcels which are one acre and larger. It shows the majority of the subarea (68%) with parcels less than one acre. Thirty of the parcels are 10,000 square feet or smaller. This subarea, compared to all other subareas, has the largest percentage (32%) of parcels which are larger than one acre. The fact that the parcels in the subarea are small makes it difficult to develop larger development projects. The irregular form of the lots is an indicator of blight in accordance with ORS 457.

Table 7.5: Platting < 1 acre.

Square Feet	Parcels	% Parcels
0	0	0%
1-5,000	5	3%
5,001-10,000	43	27%
10,001-15,000	17	10%
15,501-20,000	10	6%
20,001-25,000	10	6%
25,001-30,000	10	6%
30,001-35,000	8	5%
35,001-40,000	2	1%
40,001- 1 ac	5	3%
<i>Sub total</i>	<i>110</i>	<i>68%</i>

Table 7.6: Platting > 1 acre.

Acres	Parcels	% Parcels
1.00-1.50	4	2%
1.51-2.00	15	9%
2.01-2.50	8	5%
2.51-3.00	6	4%
3.01-3.50	6	4%
3.51-4.00	0	0%
4.01-4.50	1	1%
4.51-5.00	1	1%
>5.00	11	7%
<i>Sub total</i>	<i>52</i>	<i>32%</i>
<i>Total all parcels</i>	<i>162</i>	<i>100%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

F. Ownership Patterns

Ownership patterns of opportunity parcels are shown in Table 7.7. If the ownership is in an individual name, corporate name or a trust, it was deemed separate ownerships. The ownerships are quite fractured within the subareas as shown in the sub total columns below. There are 29 opportunity parcels with 20 separate ownerships. The fact that there are multiple owners within the subarea makes it more complicated and difficult to develop larger development projects.

Table 7.7: Ownership Patterns of Subarea 7.

Area	Ownership	Parcels	Acres
7A	4	4	35.24
7B	1	1	7.07
7C	13	22	24.26
7D	2	2	1.21
<i>Sub total 7</i>	<i>20</i>	<i>29</i>	<i>67.78</i>

Source: City of Beaverton GIS using Washington County Assessor's data

G. Parks

The following parks are in Subarea 7:

- Willow Park: .47 acres located off 144th Street south of Millikan.
- Beaverton Creek runs through the subarea with wetlands and a hard surface trail at the west end of the subarea.

VIII. EXISTING PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS OF SUBAREA 8

A. Physical Conditions

1. Land Use

Subarea 8 contains 81 parcels and 66.22 acres in parcels, in 82.67 acres, including right of way. The subarea, seen in Figure 1, is irregularly shaped north of the light rail line, south of Walker Road, east of Hocken Avenue and west of 124th Avenue, excluding the Cedar Hills Shopping Center. The eastern boundary is Cedar Hills Boulevard to the south and 124th Avenue to the north.

An analysis of 2009/2010 property classification data from the Washington County Assessment and taxation database was used to determine land use of parcels in the subarea. Over 76% of the subarea is classified as commercial use, with multi-family use accounting for 14% of the subarea.

Table 8.1: Existing Land Use of Subarea 8.

Assessor's Use	Parcels	Acres	% Acres
Commercial	38	50.39	76.09%
Multi- Family	12	8.97	13.55%
Residential	28	5.42	8.18%
Miscellaneous *	1	1.07	1.62%
Exempt**	2	0.37	0.56%
<i>Total</i>	<i>81</i>	<i>66.22</i>	<i>100.00%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

• The assessor has categories which are classified as miscellaneous.

** The assessor classifies some properties as exempt from taxation

2. Comprehensive Plan

Table 8.2 depicts the comprehensive plan designations in the subarea. The comprehensive plan designations and the zoning districts are aligned as shown in Chart 1. These designations also align with the land uses in Table 8.1.

Table 8.2: Comprehensive Plan Designations of Subarea 8.

Comprehensive Plan	Parcels	Acre	% Acres
Corridor	40	54.05	81.62%
Neighborhood High Density	40	12.17	18.38%
Regional Center	1	0.00	0.00%
<i>Total</i>	<i>81</i>	<i>66.22</i>	<i>100.00%</i>

Source: City of Beaverton GIS

3. Zoning

As illustrated in Table 8.3, 62% of the subarea is zoned Community Service, 18% is zoned Urban High Density and 16% is zoned General Commercial. See Figure 3.

Table 8.3: Zoning Districts of Subarea 8.

Zone	Parcels	Acre	% Acres
Community Service	34	40.78	61.58%
Urban High Density (R1)	39	11.95	18.05%
General Commercial	4	10.68	16.13%
Urban Medium Density (R2)	2	2.58	3.90%
Regional Center-Transit Oriented	2	0.23	0.35%
<i>Total</i>	<i>81</i>	<i>66.22</i>	<i>100.00%</i>

Source: City of Beaverton GIS

B. **Infrastructure**

1. Streets

Many of the improvements in this subarea are the addition of bike lanes or sidewalks to existing roads in order to improve bike and pedestrian access. Adding turn lanes and improving traffic signals at intersections will improve traffic flow. Adding capacity to existing streets would relieve congestion and increase traffic flow around businesses in the area. See Figure 4 for the location of these improvements. The inadequacy of the streets in the subarea is an indicator of blight in accordance with ORS 457.

2. Water

There are no water improvements identified for this subarea.

3. Sewer

There are no sanitary sewer improvements identified for this subarea.

4. Storm Drain, Goal 5 Inventory and 100 Year Flood Plain

There is one small area included in the Goal 5 Inventory which will need to be considered. There are also sites located within the 100 year flood plain. Opening the floodplain in strategic locations may alleviate overall flooding. Based on our review of the City of Beaverton Capital Improvement Plan for Fiscal Year 2009/2010 through 2010/2011, the required improvements could be quite significant in facilitating redevelopment in the downtown area vicinity of The Round. The following culverts are undersized and the plan recommended they be replaced with a bridge in order to reduce flooding: see Figure 7 for the location of these improvements. The need for improvements to the storm drain system in the subarea is an indicator of blight in accordance with ORS 457. The impact of potential for flooding on the development of sites within the subarea is a condition of blight in accordance with ORS 457.

ID	Project Number & Location	Other Sub areas	Storm Drain Improvement	Project Cost
3	8022C-Hocken Ave over Beaverton Creek		Replace 2 84-in culverts with bridge	\$1,800,000

C. Social Conditions

Forty of the 81 parcels (50%) have residential occupancies. This equates to 22% of the acreage of the subarea. Twelve parcels (9 acres) are multi-family and 28 are single-family parcels.

D. Economic Conditions

1. Taxable Value of Property within the Subarea

The estimated 2009/2010 total assessed value of the real property in the subarea is \$49,016,610. The total estimated assessed value is \$53,278,924.

2. Building to Land Value Ratio

A description of I:L is found in Section I of Existing Conditions. A healthy condition of real estate investment in Subarea 8, excluding single-family properties, would be 3.5, or more, for properties which choose to develop at a higher level of intensity and use structured parking. Twenty percent of the acreage in the subarea has above a 3:1 I:L. The underdevelopment of the parcels within the subarea is an indicator of blight in accordance with ORS 457.

Table 8.4b "I:L Ratio of Parcels in the Area," shows the improvement to land ratios for taxable properties within the Area. As the table shows, less than 3% of the Area is exempt from assessment. Less than one percent is undeveloped property. Seventy-six percent has less than 2:1 improvement value: the I:L ratios for improved properties in the subarea are very low.

Table 8.4a: I:L within Subarea 8.

Healthy Condition	Use	Address	I:L
yes	Retail (Standard TV/Appliance)	3600 SW Hall	3.74

Table 8.4b: Improvement to Land Value Ratio of Subarea 8.

I:L	Parcels	Acreage	% Acres
No Improvements	2	0.62	0.94%
No Land	0	0.00	0.00%
.01 - .99	14	22.66	34.22%
1.00 - 1.99	44	27.75	41.91%
2.00 - 2.99	5	2.08	3.14%
3.00 - 3.99	10	9.85	14.87%
4.00 - 4.99	3	1.14	1.72%
Not Assessed	3	2.12	3.20%
<i>Total</i>	<i>81</i>	<i>66.22</i>	<i>100%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

An analysis of the improvement to land value correlated by zoning district shows the following information:

In the Community Service district, 2% (.62 acres) is unimproved. Thirty-five percent (14 acres) has less than a 1:1 I:L. A cumulative 85% (35 acres) has less than a 2:1 I:L.

Table 8.4c: Improvement to Land Value Ratio of Subarea 8: CS.

I:L CS	Parcels	Acreage	% Acres
No Improvements	1	0.62	1.52%
No Land	0	0.00	0.00%
.01 - .99	11	14.16	34.72%
1 - 1.99	14	20.49	50.25%
2 - 2.99	4	1.88	4.61%
3 - 3.99	2	2.58	6.33%
4 - 4.99	0	0.00	0.00%
Not Assessed	2	1.05	2.57%
<i>Total</i>	<i>34</i>	<i>40.78</i>	<i>100%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

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In the General Commercial district, 77% (8 acres) has less than a 1:1 I:L. A cumulative 90% (10 acres) has less than a 2:1 I:L.

Table 8.4d: Improvement to Land Value Ratio of Subarea 8: GC.

I:L GC	Parcels	Acreage	% Acres
No Improvements	0	0.00	0.00%
No Land	0	0.00	0.00%
.01 - .99	2	8.27	77.43%
1.00 - 1.99	1	1.34	12.55%
2.00 - 2.99	0	0.00	0.00%
3.00 - 3.99	0	0.00	0.00%
4.00 - 4.99	0	0.00	0.00%
Not Assessed	1	1.07	10.02%
<i>Total</i>	<i>4</i>	<i>10.68</i>	<i>100%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

In the Urban High Density (R1) district, none of the parcels have less than a 1:1 I:L. Fifty percent (6 acres) has less than a 2:1 I:L, while 40% (5 acres) has between a 3-4 I:L.

Table 8.4e: Improvement to Land Value Ratio of Subarea 8: R1.

I:L R1	Parcels	Acreage	% Acres
No Improvements	0	0.00	0.00%
No Land	0	0.00	0.00%
.01 - .99	0	0.00	0.00%
1.00 - 1.99	29	5.92	49.54%
2.00 - 2.99	1	0.20	1.67%
3.00 - 3.99	6	4.69	39.25%
4.00 - 4.99	3	1.14	9.54%
Not Assessed	0	0.00	0.00%
<i>Total</i>	<i>39</i>	<i>11.95</i>	<i>100%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

The other zoning districts each have acreage calculations of less than 10% of the total acreage in the subarea.

E. Platting

The platting of the subarea is shown in Tables 8.5 and 8.6 below. Table 8.5 shows parcels which are less than one acre. Table 8.6 shows parcels which are one acre and larger. It shows the majority of the subarea (80%) with parcels less than one acre. Forty-four percent of the parcels are 10,000 square feet or smaller. The fact that the parcels in the subarea are small makes it difficult to develop larger development projects. The irregular form of the lots is an indicator of blight in accordance with ORS 457.

Table 8.5: Platting < 1 acre.

Square Feet	Parcels	% Parcels
0	0	0%
1-5,000	3	4%
5,001-10,000	32	40%
10,001-15,000	10	12%
15,501-20,000	4	5%
20,001-25,000	7	9%
25,001-30,000	6	7%
30,001-35,000	1	1%
35,001-40,000	2	2%
40,001- 1 ac	0	0%
<i>Sub total</i>	<i>65</i>	<i>80%</i>

Table 8.6: Platting > 1 acre.

Acres	Parcels	% Parcels
1.00-1.50	6	7%
1.51-2.00	0	0%
2.01-2.50	2	2%
2.51-3.00	4	5%
3.01-3.50	1	1%
3.51-4.00	0	0%
4.01-4.50	0	0%
4.51-5.00	0	0%
>5.00	3	4%
<i>Sub Total</i>	<i>16</i>	<i>20%</i>
<i>Total all parcels</i>	<i>81</i>	<i>100%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

F. Ownership Patterns

Ownership patterns of opportunity parcels are shown in Table 8.7. If the ownership is in an individual name, corporate name or a trust, it was deemed separate ownerships. The ownerships are quite fractured within the subareas, as shown in the sub total columns below. There are 9 opportunity parcels with 7 separate ownerships. The fact that there are multiple owners within the subarea makes it more complicated and difficult to develop larger development projects.

Table 8.7: Ownership Patterns of Subarea 8.

Area	Ownership	Parcels	Acres
7A	4	4	35.24
8A	4	4	10.68
8B	3	5	8.55
<i>Sub total 8</i>	<i>7</i>	<i>9</i>	<i>19.23</i>

Source: City of Beaverton GIS using Washington County Assessor's data

G. Parks

Beaverton Creek is in Subarea 8.

IX. EXISTING PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS OF TOTAL AREAS

A. Physical Conditions

1. Land Use

The entire study area “Area” contains 2,428 parcels in 1,180 acres in parcels, and 1,493 acres including right of way.

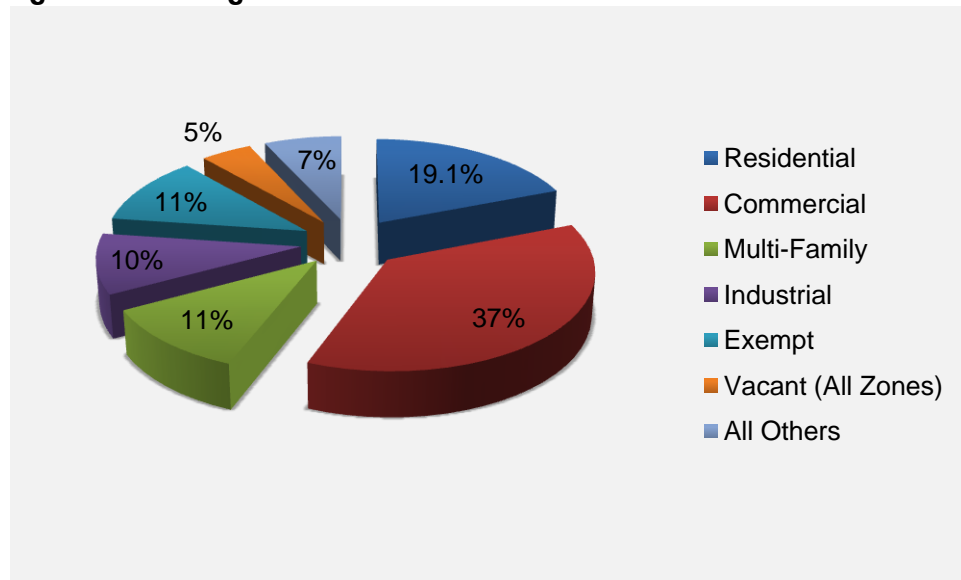
Table 9.1: Land Use of Area.

	Assessed Value	% of Total AV	Acres	% Total Acres	Acres with ROW	Parcels	% Total Parcels
Area 1	\$137,053,820	17.03%	137.25	11.62%	166.41	224	9.23%
Area 2	\$65,088,860	8.09%	83.8	7.10%	126.12	307	12.64%
Area 3	\$69,721,630	8.66%	102.58	8.69%	121.20	82	3.38%
Area 4	\$116,191,950	14.44%	204.49	17.32%	268.79	167	6.88%
Area 5	\$141,639,600	17.60%	211	17.87%	271.85	1006	41.43%
Area 6	\$67,980,910	8.45%	134.01	11.35%	159.28	399	16.43%
Area 7	\$157,954,350	19.63%	241.55	20.45%	296.91	162	6.67%
Area 8	\$49,016,610	6.09%	66.22	5.61%	82.67	81	3.34%
<i>Total</i>	<i>\$804,647,730</i>	<i>100.00%</i>	<i>1,180.9</i>	<i>100.00%</i>	<i>1,493.23</i>	<i>2,428</i>	<i>100.00%</i>

Source: City of Beaverton GIS using Washington County Assessor's data

An analysis of 2009/2010 property classification data from the Washington County Assessment and taxation database was used to determine land use of parcels in the Area. Thirty-three of the Area is classified as commercial use, with residential uses accounting for 19% and multi-family use accounting for 11% of the Area.

Figure 8: Existing Land Use of Total Area.

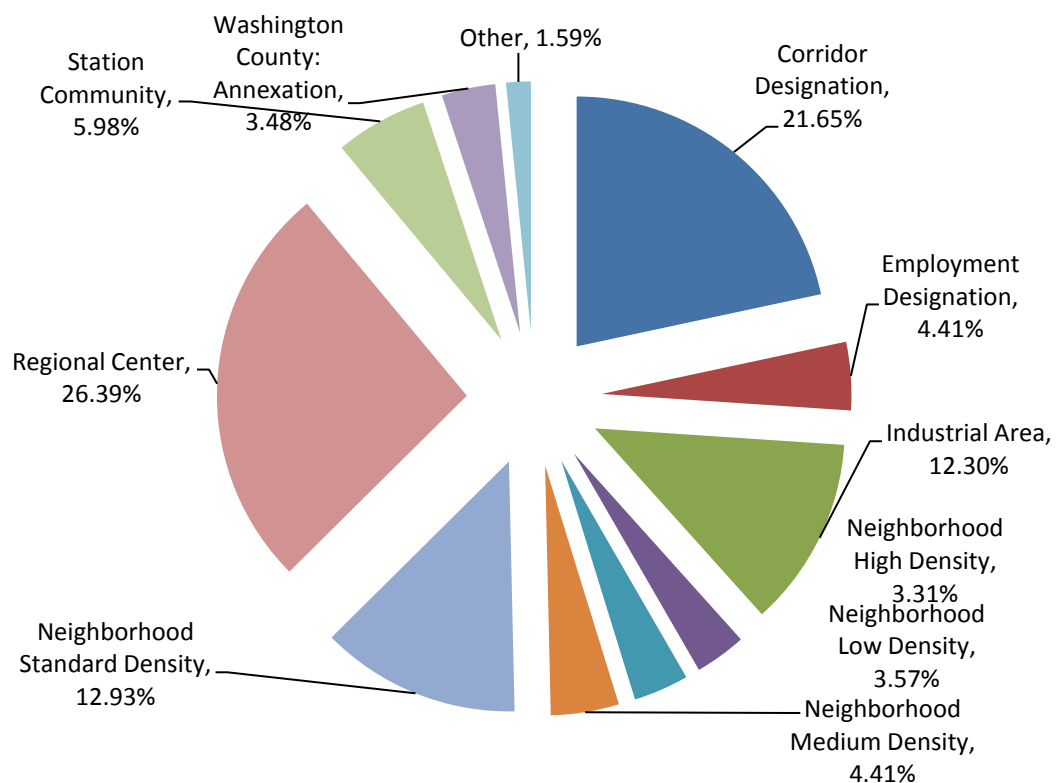


Source: City of Beaverton GIS using Washington County Assessor's data

2. Comprehensive Plan

Figure 9 depicts the comprehensive plan designations in the Area. The comprehensive plan designations and the zoning districts are aligned as shown in Chart 1. Regional Center is the largest comprehensive plan designation (26%), with Corridor (22%), Neighborhood Standard Density (13%) and Industrial (12%) as the next most prevalent. The remaining designations are each less than ten percent of the total Area. The Regional Center and Corridor designations call for more intense development than currently occurs in the Area.

Figure 9: Comprehensive Plan Designations of Area.



Source: City of Beaverton GIS

Other properties are right of way owned by ODOT, Union Pacific and TriMet.

Table 9.2: Comprehensive Plan Designations of Area in Acres.

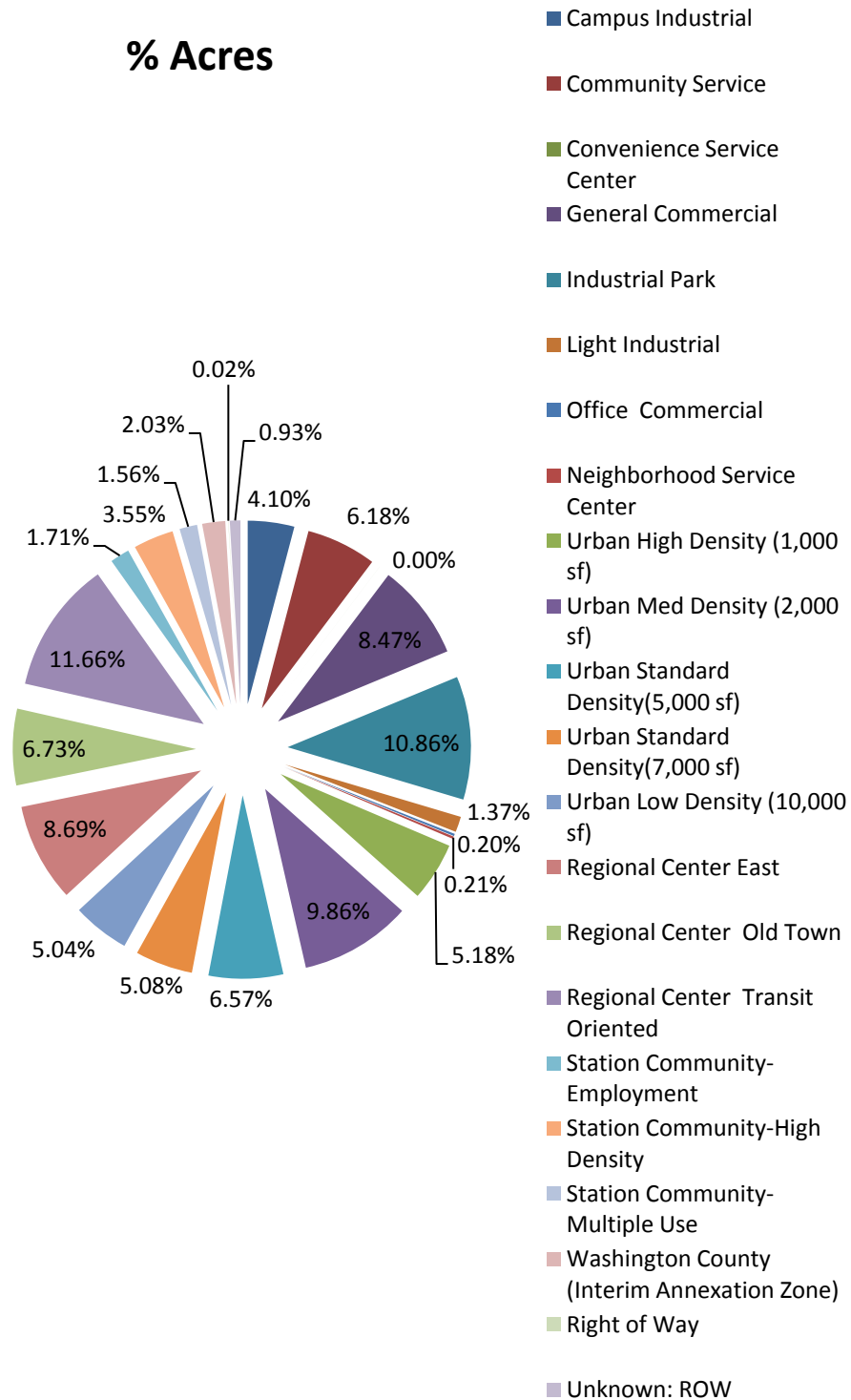
Comp Plan	Area 1	2	3	4	5	6	7	8	Total	% Acres
Corridor Designation				38.77	4.18	63.12	95.53	54.04	255.64	21.65%
Employment Designation				10.54			41.58		52.12	4.41%
Industrial Area				135.83	9.39				145.22	12.30%
Main Street					7.56				7.56	0.64%
Neighborhood High Density	0.42				17.65	8.79		12.17	39.03	3.31%
Neighborhood Low Density						42.16			42.16	3.57%
Neighborhood Medium Density					52.04				52.04	4.41%
Neighborhood Standard Density				12.52	120.18	19.94			152.64	12.93%
Regional Center	129.37	79.68	102.58						311.63	26.39%
Station Community							70.61		70.61	5.98%
Right of Way							0.19		0.19	0.02%
Washington County : Annexation	7.46						33.62		41.08	3.48%
Unknown		4.12		6.84			0.02		10.98	0.93%
Total Acres	137.25	83.8	102.58	204.5	211	134.01	241.55	66.21	1180.9	100.00%

Source: City of Beaverton GIS

3. Zoning

As illustrated in Figure 10, the zoning districts in the Area are equally spread throughout the different zones - Industrial Park (11%) Regional Center Transit Oriented (12%) and Regional Center East (9%) have the highest acreages within the Area. Again, however, the intensity of uses in the zones is far below those specified in the Development Code.

Figure 10: Zoning Districts of Area.



Source: City of Beaverton GIS

Table 9.3: Existing Zoning in Total Feasibility Area.

Zoning	% Acres
Campus Industrial	4.10%
Community Service	6.18%
Convenience Service Center	0.00%
General Commercial	8.47%
Industrial Park	10.86%
Light Industrial	1.37%
Office Commercial	0.20%
Neighborhood Service Center	0.21%
Urban High Density (1,000 sf)	5.18%
Urban Med Density (2,000 sf)	9.86%
Urban Standard Density(5,000 sf)	6.57%
Urban Standard Density(7,000 sf)	5.08%
Urban Low Density (10,000 sf)	5.04%
Regional Center East	8.69%
Regional Center Old Town	6.73%
Regional Center Transit Oriented	11.66%
Station Community-Employment	1.71%
Station Community-High Density	3.55%
Station Community-Multiple Use	1.56%
Washington County (Interim Annexation Zone)	2.03%
Right of Way	0.02%
Unknown: ROW	0.93%
Total Acres	100.00%

Source: City of Beaverton GIS using Washington County Assessor's Data

B. Infrastructure

A full report of the infrastructure conditions for the Area is shown in Exhibit A to this Existing Conditions Report. The need for additional streets and the inadequacy of the existing streets in the Area is an indicator of blight in accordance with ORS 457. The need for improvements to the water, sewer and storm drain systems in the Area is an indicator of blight in accordance with ORS 457. The impact of potential for flooding on the development of sites within the subarea is a condition of blight in accordance with ORS 457.

C. Social Conditions

One thousand seven hundred twenty-one parcels (71% of total parcels, 33% of acres) have residential occupancies.

1. Demographics of Study Area

Estimated population: 11,974

Estimated households: 5,104

Population as percent of City of Beaverton: 13.9%

2000 per capita income: \$19,523, compared to \$25,419 for city

Comparative characteristics: younger, lower income, less well educated

Tenure: 69% of housing units renter occupied, compared to 52% city-wide

D. Economic Conditions

1. Taxable Value of Property within the Area

The estimated 2009/2010 total assessed value of the real property in the Area is \$804,647,730. See Table 9.4 for a breakdown of assessed value by area. The additional value of the personal property, utility property and manufactured homes is approximately 8%, except in the downtown core, which is approximately 10%. This brings the total assessed value of the Area to \$877,927,577. The assessed value of the City of Beaverton is \$7,168,978,045. The assessed value of the study area is 12.25% of the assessed value of the City of Beaverton.

For municipalities with a population over 50,000, ORS 457 limits the amount of acreage and assessed value a city can have in urban renewal to 15%. This proposed area is within that limitation, and allows for the potential in the future for Beaverton to either identify an additional urban renewal area or increase the size of this area. Any increase of an existing area is limited to twenty percent of the acreage when a plan is adopted.

Table 9.4: Assessed Value of Areas.

Area	Assessed Value Real Property	Total Assessed Value	% of Total
Area 1	\$137,053,820	\$152,282,022	17.35%
Area 2	\$65,088,860	\$70,748,761	8.06%
Area 3	\$69,721,630	\$75,784,380	8.63%
Area 4	\$116,191,950	\$126,295,598	14.39%
Area 5	\$141,639,600	\$153,956,087	17.54%
Area 6	\$67,980,910	\$73,892,293	8.42%
Area 7	\$157,954,350	\$171,689,511	19.56%
Area 8	\$49,016,610	\$53,278,924	6.07%
<i>Total</i>	\$804,647,730*	\$877,927,577**	100%

Source: Washington County Assessor information with an estimate for total assessed value

*This number reflects real property value only. Real property is 92% of the total assessed value except for the downtown core (subarea 1), which is approximately 90%. This increased number is reflected in Table 9.5.

** This number reflects an estimate of the total assessed value of the Area, including personal and utility values.

Table 9.5: Percentage of Acreage and Assessed Value.

	Acres	Assessed Value
Study Area	1493.23*	877,927,577
City of Beaverton	11,914.5	7,168,978,045
<i>Percentage</i>	12.5%	12.25%

* Includes right of way

2. Building to Land Value Ratio

An analysis of property values can be used to evaluate the economic condition of real estate investments in a given area. The relationship of a property's improvement value (the value of buildings and other improvements to the property) to its land value is generally an accurate indicator of the condition of real estate investments. This relationship is referred to as the "**Improvement to Land Ratio**" or "**I:L**." The values used are real market values. In urban renewal areas, the I:L may be used to measure the intensity of development or the extent to which an area has achieved its short- and long-term development objectives. This assessment is made considering the development capacity of the zones within an area. This indicator is not an indicator of a "healthy business," which might use an income basis to determine worth. It is an indicator of whether property is developed to the level allowed in the zoning code. If properties are more fully developed, they will, in turn, contribute more to property taxes. These higher taxes are beneficial to both government and to citizens within the taxing jurisdictions.

A healthy condition of real estate investment in the Area would range from 3.5:1 to 9:1, excluding single family residential properties. The following guideline I:L values were established by the consulting team:

- Office 8-9:1
- Retail 3.5:1
- High Density Residential 8:1
- Industrial 3.5:1
- Townhouse 3.5:1

The following table shows the I:L ratios by zoning districts of those zones which have more than 10% of the total acreage in each subarea, excluding the single family residential zones. This totals to 71% of the total parcel acreage within the Feasibility Study Area.

Table 9.6 "I:L Ratio of Parcels in the Area," shows the improvement to land ratios for taxable properties within the Area. Eight percent of the Area in the identified zones has no improvements. Sixty-two percent has less than 2:1 improvement value (cumulative of no improvements, no land, value below 2:1). Twenty-five percent of the Area in the identified zones has an I:L above 3.1:1: the I:L ratios for improved properties in the urban renewal study area are very low. The underdevelopment of the parcels within the Area is an indicator of blight in accordance with ORS 457.

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Table 9.6: Improvement to Land Ratio by Zoning District.

I:L	Community Service		General Commercial		Industrial Park		Urban Med Density		Station Community:HR		Regional Center Old Town	
	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage
No Improvements	1	0.62	7	3.20	5	7.01	17	5.38	4	1.69	32	13.44
No Land	0	0.00	3	0.03	0	0.00	22	0.38	0	0.00	19	0.21
<1	18	32.60	48	68.29	9	41.93	279	40.28	41	21.91	100	22.21
<2	20	27.06	15	18.13	5	12.67	82	11.32	2	1.25	57	17.22
<3	6	4.67	5	3.62	10	45.91	5	2.66	2	1.29	40	9.17
<4	3	7.01	2	3.84	5	14.71	27	22.09	6	9.29	22	7.19
<5	0	0.00	0	0.00	0	0.00	6	21.95	1	5.99	8	1.62
>5	0	0.00	0	0.00	1	6.05	0	0.00	0	0.00	3	0.37
Not Assessed	2	1.05	2	1.85	0	0.00	15	12.43	2	0.47	23	8.01
Total acres		73.01		98.95		128.28		116.48		41.89		79.42
% of Total in Area	2.05%	6.18%	3.36%	8.38%	1.43%	10.86%	18.57%	9.86%	2.38%	3.55%	12.46%	6.73%
I:L	Regional Center Transit Oriented		Regional Center East		Campus Industrial		High Density Res		Total			
	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	% Acreage in Identified Zones			
No Improvements	41	31.31	17.00	7.37			0	0.00	8.32%			
No Land	71	0.56	2.00	0.19			0	0.00	0.16%			
<1	52	34.76	20.00	14.46	1	18.25	29	12.96	36.53%			
<2	24	12.74	14.00	39.96			4	2.23	16.93%			
<3	15	18.86	11.00	19.74			5	3.96	13.05%			
<4	6	24.03	9.00	12.42			5	5.71	12.62%			
<5	4	7.59	2.00	2.82			0	0.00	4.75%			
>5	2	1.33	0.00	0.00	1	18.76	2	1.4	3.31%			
Not Assessed	9	6.06	7.00	5.62			1	0.99	4.33%			
Total acres		137.24		102.58		37.01		27.25	842.12			
% of Total in Area	9.18%	11.62%	3.36%	8.69%	0.08%	3.31%	1.89%	2.44%	100.00%			

Source: City of Beaverton GIS using Washington County Assessor's data

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E. Platting

The platting of the Area is shown in Tables 9.7 and 9.8. Table 9.7 shows parcels which are less than an acre. Table 9.8 shows parcels which are one acre and larger. It shows the majority of the subarea (91%) with parcels less than one acre. Forty-four percent of the parcels are 10,000 square feet or smaller. The fact that the parcels in the Area are small makes it difficult to develop larger development projects. The irregular form of the lots is an indicator of blight in accordance with ORS 457.

Table 9.7: Platting < 1 acre.

Square Feet	Area 1 Parcels	Area 2 Parcels	Area 3 Parcels	Area 4 Parcels	Area 5 Parcels	Area 6 Parcels	Area 7 Parcels	Area 8 Parcels	% total Parcels (2428)
0	29	1	2	0	4	0	0	0	1.48%
1-5,000	70	78	4	34	286	205	5	3	28.21%
5,001-10,000	25	100	8	64	486	36	43	32	32.70%
10,001-15,000	13	72	13	7	143	64	17	10	13.96%
15,501-20,000	18	20	4	6	30	32	10	4	5.11%
20,001-25,000	12	8	7	1	19	26	10	7	3.71%
25,001-30,000	13	5	5	3	10	8	10	6	2.47%
30,001-35,000	4	5	9	1	3	3	8	1	1.40%
35,001-40,000	1	3	5	3	2	2	2	2	0.82%
40,001- 1 acre	4	2	0	1	4	2	5	0	0.74%
<i>Sub total</i>	189	294	57	120	987	378	110	65	90.61%

Source: City of Beaverton GIS using Washington County Assessor's data

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Table 9.8: Platting > 1 acre.

Acres	Area 1 Parcels	Area 2 Parcels	Area 3 Parcels	Area 4 Parcels	Area 5 Parcels	Area 6 Parcels	Area 7 Parcels	Area 8 Parcels	% total Parcels (2428)
1.00-1.50	6	8	11	8	5	11	4	6	2.43%
1.51-2.00	9	1	5	6	5	2	15	0	1.77%
2.01-2.50	7	3	3	1	1	1	8	2	1.07%
2.51-3.00	2	0	0	7	2	2	6	4	0.95%
3.01-3.50	3	0	1	5	1	0	6	1	0.70%
3.51-4.00	4	0	1	5	1	2	0	0	0.54%
4.01-4.50	1	1	1	2	1	0	1	0	0.29%
4.51-5.00	1	0	0	1	1	1	1	0	0.21%
>5.00	2	0	3	12	2	2	11	3	1.44%
<i>Sub Total</i>	35	13	25	47	19	21	52	16	9.39%
<i>Total all parcels, Table 9.7 and 9.8</i>	224	307	82	167	1006	399	162	81	100%

Source: City of Beaverton GIS using Washington County Assessor's data

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F. Ownership Patterns

Ownership patterns of opportunity parcels are shown in Table 9.9. If the ownership is in an individual name, corporate name or a trust, it was deemed separate ownerships. Some ownerships are duplicative within the subareas. The ownerships are quite fractured within the subareas as shown in the sub total columns below. Overall there are 216 opportunity parcels 153 separate ownerships.

The fact that there are multiple owners within the Area makes it more complicated and difficult to develop larger development projects.

Table 9.9: Ownership Patterns.

Area	Ownership	Parcels	Acres	Area	Ownership	Parcels	Acres	Area	Ownership	Parcels	Acres
1A	1	2	3.37	2A	12	13	4.81	3A	12	16	19.59
1B	12	18	6.99	2B	3	3	0.84	3B	1	1	11.93
1C	1	4	0.56	2C	1	1	0.45	Sub total 3	13	17	31.52
1D	5	5	0.02	2D	1	1	0.22	4A	1	1	6.45
1E	5	5	0.03	2E	1	1	0.22	4B	2	4	15.68
1F	5	8	0.08	2F	4	4	3.29	4C	2	2	21.04
1G	12	15	0.11	2G	2	2	0.46	Sub total 4	4	6	36.72
1H	12	20	0.14	2H	1	1	1.04	7A	4	4	35.24
1I	2	4	0.03	2I	1	1	1.31	7B	1	1	7.07
1J	1	2	0.02	2J	3	3	0.46	7C	13	22	24.26
1K	1	2	0.02	2K	1	1	0.23	7D	2	2	1.21
1L	3	6	3.08	2L	2	7	3.04	Sub total 7	20	29	67.78
1M	3	8	2.31	2M	1	2	0.40	8A	4	4	10.68
Sub total 1	63	99	16.76	2N	1	1	0.23	8B	3	5	8.55
				2O	1	1	0.41	Sub total 8	7	9	19.23
				2P	11	14	6.11	Total	153	216	195.53
				Sub total 2	46	56	23.52				

Source: City of Beaverton GIS using Washington County Assessor's data

G. Parks

The lack of parks in the Area could be an indicator of blight in accordance with ORS 457 if there are not sufficient open spaces throughout the Area as a whole. Subarea 1 specifically lacks adequate parks and open space for the development, as specified in the zoning code and comprehensive plan.